



16 Severn Road, South Shore,
Blackpool, FY4 1EE

£144,950

This mid-garden, turn-key terraced home has undergone a comprehensive refurbishment, completed to an exceptional standard by the current owner.

The property now offers three well-proportioned bedrooms—including a generously sized third bedroom measuring over 9ft x 8ft—made possible by the clever use of the loft space. There are also two spacious reception rooms, with the rear reception opening seamlessly into the newly fitted modern kitchen.

Additional highlights include a stylish four-piece bathroom, south-facing rear gardens, and off-street parking accessible from the rear. The home is offered with no onward chain and is available for immediate occupation.

- **THREE DOUBLE** bedrooms
- **TWO** reception rooms
- **SOUTH** rear
- **Off street** parking
- **UPVC** double glazing
- **Gas** central heating
- **STUNNING** refurbishment
- **No chain**

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Vestibule: UPVC double glazed front door, Decorative tiled floor.

Hall: Coved ceiling, Picture rail, Staircase, Radiator.

Lounge: 13'10" x 11'0" (4.22 m x 3.35 m) Meter cupboard, Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

Ground Floor WC: Low flush WC, Vanity wash basin, Storage cupboard, Extractor fan.

Dining Room: 14'5" x 12'1" (4.39 m x 3.68 m) UPVC double glazed patio doors to rear garden, Radiator. Directly open to:-

Kitchen: 9'3" x 8'4" (2.82 m x 2.54 m) Modern fitted wall and base cupboard units, Complementary worktops, Colour co-ordinated sink, Built in oven and hob with extractor hood, Tiled splashback, Plumbed for washing machine, Concealed gas central heating boiler.

First Floor:

Landing.

Bedroom 1: 14'5" x 12'2" (4.39 m x 3.71 m) Picture rail, UPVC double glazed window, Radiator.

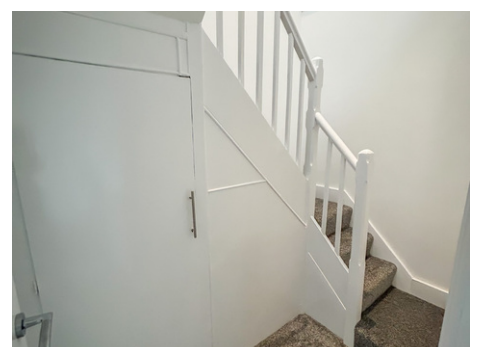
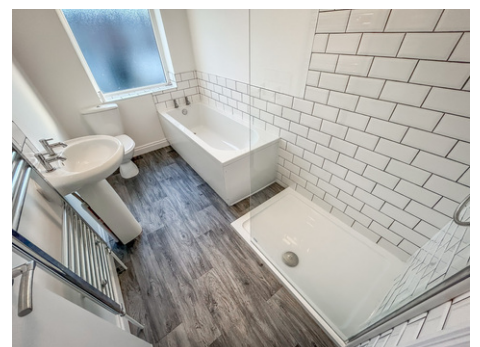
Bedroom 2: 9'10" x 8'3" (3.00 m x 2.51 m) UPVC double glazed window, Radiator.

Inner Landing: Storage cupboard, Staircase to second floor.

Second Floor:

Bedroom 3: 14'3" x 10'4" (4.34 m x 3.15 m) Eaves access, Two double glazed skylight windows, Radiator.

Bathroom: Stunning four piece bathroom comprising Panelled bath, Separate shower cubicle, Low flush WC and Pedestal wash hand basin, Heated towel rail/radiator, UPVC double glazed window, Part tiled walls.



Outside:

Front: Mostly concreted with inset flower beds.

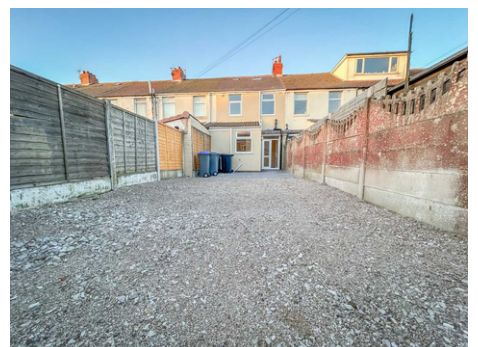
Rear: South facing, Large paved patio, Large 'stone-gravelled' area, Off street parking.

Heating: A new boiler was installed in October 2025 (Building Regulations Compliance Certificate is available to view at the office).

Electric: Tested September 2025 (Electrical Installation Certificate available to view in the office).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1860.61 (2025/26)

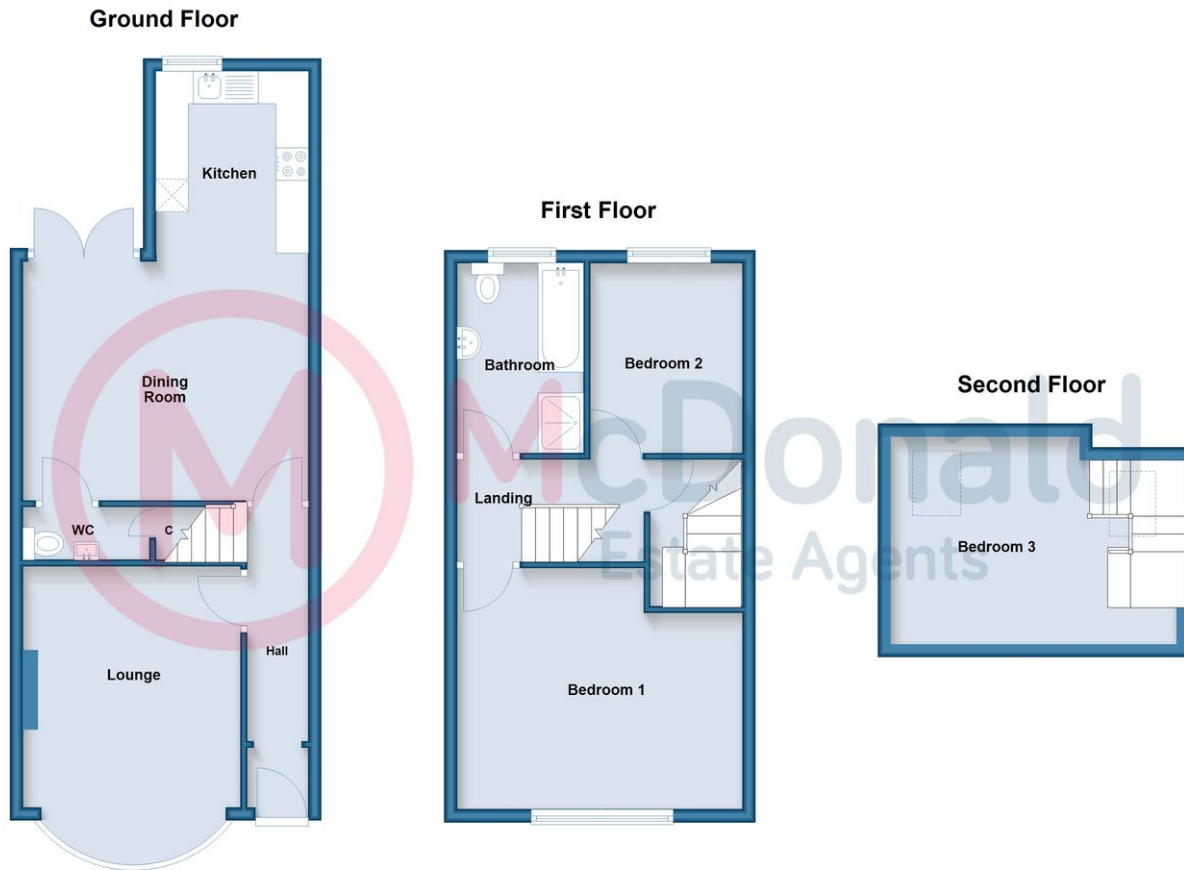


Directions: Take Lytham Road heading south, after continuing over the roundabout with Waterloo Road, Severn Road can be found seventh on the right hand side.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Severn Road

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