



26 Selbourne Road, Blackpool
FY1 3SA

£89,950

***** EXTENDED GARDEN TERRACE with INVALUABLE GARAGE *****

This mid garden terraced house does require further updating but can offer an an **EXTENDED DINING** kitchen now **OVER 22ft** long, two **SEPARATE** reception rooms, **THREE** bedrooms, a three piece bathroom in white and to the rear, an invaluable **GARAGE**.

The property is located centrally and just 0.4 miles from Blackpool North train station and the town centre with all its amenities. No onward chain

- Requires updating
- **THREE** bedrooms
- Two receptions
- **DINING** kitchen **OVER 22ft**
- UPVC double glazing
- Gas central heating
- Garage

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Vestibule: UPVC double glazed front door, Meter cupboard.

Hall: Spindled staircase, Coved ceiling, Understairs storage,

Lounge: 14'5" x 11'10" (4.39 m x 3.61 m) Feature fireplace with gas fire, Coved ceiling, UPVC double glazed bay window.

Dining Room: 13'8" x 11'2" (4.17 m x 3.40 m) Feature fireplace with living flame coal effect gas fire, Coved ceiling, UPVC double glazed bay window, Double radiator.

Dining Kitchen: 22'3" x 6'8" (6.78 m x 2.03 m) Wall and base cupboard units, Complementary roll edge worktops and breakfast bar, Stainless steel sink, Extractor hood, UPVC double glazed window and rear door, Double radiator.

First Floor:

Landing:

Bedroom 1: 11'11" x 10'11" (3.63 m x 3.33 m) UPVC double glazed window.

Bedroom 2: 12'1" x 11'0" (3.68 m x 3.35 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'9" x 6'11" (2.67 m x 2.11 m) Central heating boiler, UPVC double glazed window.

Bathroom: Comprising; Panelled bath with shower attachment, Pedestal wash basin, Low flush WC, Part tiled walls, UPVC double glazed window, Double radiator.

Outside:

Front: Forecourt garden.

Rear: Concrete for ease of maintenance.

Garage: Brick garage.

Heating: Gas central heating (NOT TESTED).

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

Council Tax: Band - A £1518.00 (2024/25)



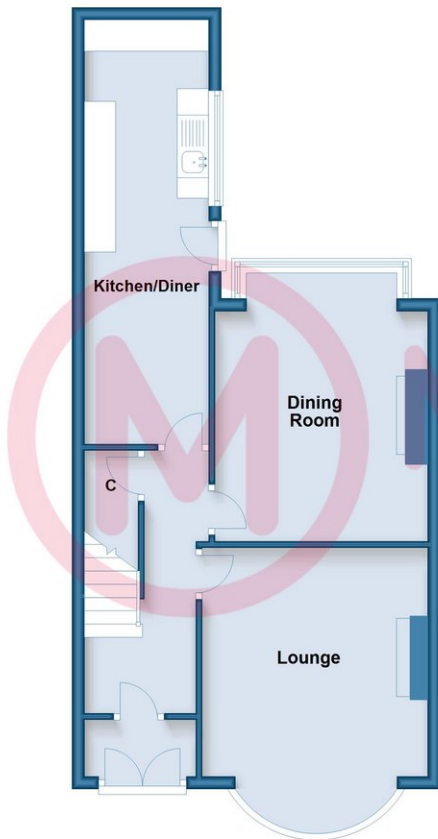
Directions: travel north along Whitegate Drive, proceed straight ahead and turn left into Cauce Street at the second set of lights. Finally second right into Selbourne Road.

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			82
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Selbourne Road

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