



Flat 7, 147 Hornby Road,
Blackpool, FY1 4JG

£79,950

***** RECENTLY REFURBISHED DUPLEX APARTMENT *****

As **DUPLEX** style apartment, the accommodation is to both the first AND second floor, affording **VERY SPACIOUS** living within what is now a **BEATIFULL** home having been recently modernised throughout with new stylish **FITTED** kitchen and modern three piece bathroom.

In brief there is a **LARGE** reception hall, Lounge / Dining room, **FITTED** kitchen, 2 **DOUBLE** bedrooms, **MODERN** bathroom, **UPVC** double glazing, gas central heating, and both **VISITORS** and **ALLOCATED** parking.

Conveniently located 0.5 miles from both **STANLEY PARK** and the **TOWN CENTRE**.
No onward chain.

- TWO storey **DUPLEX** apartment
- TWO **DOUBLE** bedrooms
- Lounge /Dining Room
- **STYLISH** kitchen
- Modern bathroom
- **UPVC** double glazing • Gas central heating
- **Allocated PARKING**
- No chain

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Private Entrance: To flats 7 and 8 only.

Hall: Staircase to first floor.

Private Entrance:

Reception Hall: Very spacious with Decorative leaded window, Staircase to second floor, Radiator.

Lounge/Dining Room: 16'1" x 14'0" (4.90 m x 4.27 m) Coved ceiling, Large UPVC double glazed picture window, Double radiator.

Kitchen: 8'2" x 6'7" (2.49 m x 2.01 m) Newly fitted modern wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven and hob with extractor hood, Plumbed for washing machine, Combi gas central heating boiler, Tiled splashback.

Second Floor:

Landing: UPVC double glazed window.

Bedroom 2: 11'3" x 7'7" (3.43 m x 2.31 m) UPVC double glazed window, Radiator.

Bedroom 1: 16'6" x 13'1" (5.03 m x 3.99 m) Built in louvred cupboards to eaves for storage, UPVC double glazed window, Radiator.

Bathroom: Beautiful newly fitted modern three piece bathroom in white comprising; Panelled bath with over head electric shower, Vanity wash basin, Low flush WC, Part panelled walls, Double glazed skylight window, Heated towel rail/radiator.

Outside: Communal gardens.

Parking: Visitor's parking to the front, Allocated parking to the rear.

Heating: Gas central heating (NOT TESTED).

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

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



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Directions: From Stanley Park main entrance head north west along Mere Road. At the light proceed straight ahead into Hornby 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			
(69-80) C		78	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Hornby Road

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