



57 Blakiston Street, Fleetwood
FY7 6EW

£97,500

A really cosy Semi Detached home, with two double Bedrooms, two separate Reception rooms and lovely Kitchen and Bathroom facilities, plus the property also boasts further potential with two (currently undeveloped) Basement rooms. A PERFECT first time buy or downsize sold with NO ONWARD CHAIN.

- Lounge
- Dining Room
- Kitchen
- Two double Bedrooms
- Stunning modern Bathroom
- Southerly facing courtyard Garden
- Two Basement rooms

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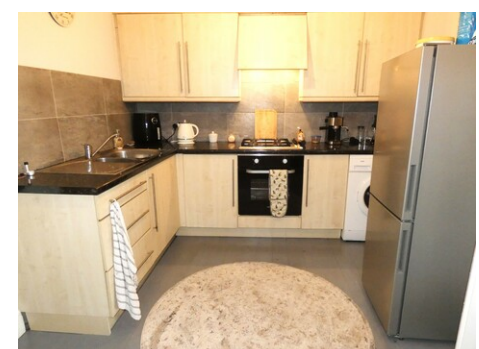
81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498



sales@mcdonaldproperty.co.uk

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Vestibule:

Lounge: 13'9" x 12'8" (4.19 m x 3.86 m) Feature fireplace, TV point, Radiator, Double doors to:-

Kitchen: 13'9" x 9'0" (4.19 m x 2.74 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, One and a half bowl stainless steel sink with mixer tap, Plumbed for washing machine, Radiator, Stairs to first floor and basement.

Dining Room: 13'9" x 8'6" (4.19 m x 2.59 m) UPVC double glazed window and French doors to rear garden, Radiator.

First Floor:

Bedroom 1: 13'9" x 8'0" (4.19 m x 2.44 m) UPVC double glazed window, Radiator.

Bedroom 2: 10'6" x 9'1" (3.20 m x 2.77 m) UPVC double glazed window, Radiator.

Bathroom: Stunning modern three piece bathroom comprising; Panelled bath with an overhead rain forest style shower, Vanity wash basin, Low flush WC, Recessed lighting, Extractor, UPVC double glazed window, Towel heater radiator.

Basement: Head height approximately 6'6".

Room 1: 13'9" x 9'0" (4.19 m x 2.74 m)

Room 2: 13'5" x 12'8" (4.09 m x 3.86 m)

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 £1,511.83 (2024/25)

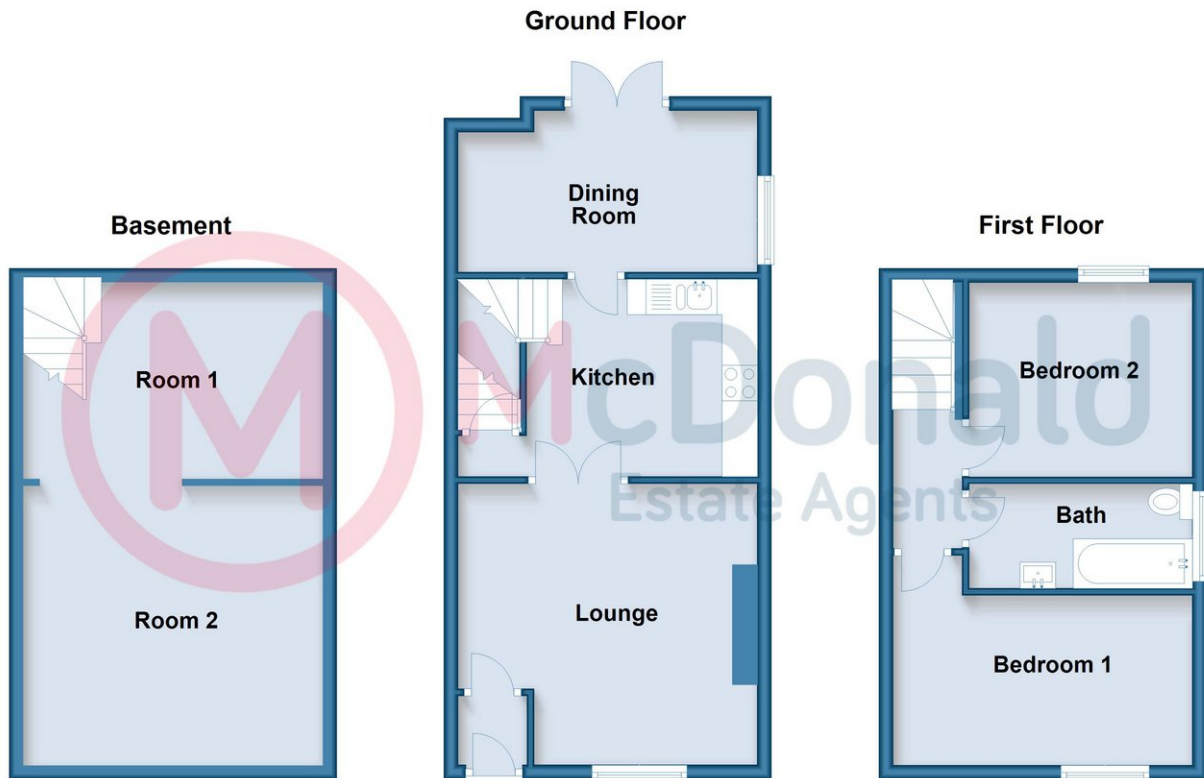


Directions: Take The Esplanade heading north, just before the Mount Pavilion on right hand side, turn right onto Promenade Road, first left onto Mount Road, second right into London Street and finally second left into Blakiston Street.

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		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Blakiston Street

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