



61 Chesterfield Road, Blackpool,  
FY1 2PL

**£84,950**

**\*\*\* SPACIOUS, TRADITIONAL STONE-BAYED MID GARDEN TERRACED HOUSE \*\*\***

This **LARGE** mid garden terraced house, would benefit from a little further updating, but offers generous accommodation briefly comprising **THREE** bedrooms, where the smallest is nearly 9ft x 7ft, **TWO** separate reception rooms, a sunnier **SOUTH** facing rear with the additional benefit of possible **OFF STREET PARKING**, a fitted kitchen and spacious modern three piece bathroom in white.

Situated very conveniently for the **PROMENADE** and **Blackpool TWON CENTRE**.

Available with no onward chain.

- Further updating required
- SPACIOUS accommodation
- THREE bedrooms
- TWO reception rooms
- FITTED kitchen
- Modern bathroom



**McDonald**  
Estate Agents

**Fylde Coast Property Hub**  
81-83 Red Bank Road, Bispham, FY2 9HZ  
01253 398 498  
sales@mcdonaldproperty.co.uk  
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- UPVC double glazed
- Gas central heating
- Within 0.4 miles of PROMENADE
- Within 0.6 miles of TRAIN STATION

**Vestibule:** Tiled floor, UPVC double glazed front door.

**Hall:** Meter cupboard, Spindled staircase, Wood effect laminate flooring, UPVC double glazed window, Double radiator.

**Lounge:** 15'10" x 11'6" (4.83 m x 3.51 m) Decorative fireplace, Coved ceiling, Picture rail, Wood effect laminate flooring, Radiator.

**Dining Room:** 16'3" x 11'6" (4.95 m x 3.51 m) Decorative fireplace, Coved ceiling, Picture rail, UPVC double glazed bay window, Double radiator.

**Kitchen:** 12'9" x 6'2" (3.89 m x 1.88 m) Fitted wall and base cupboard units, Complementary roll edge worktops and breakfast bar, Stainless steel sink, Combi gas central heating boiler, UPVC double glazed window and rear door.

**First Floor:**

**Landing:**

**Bedroom 1:** 16'1" x 11'2" (4.90 m x 3.40 m) Picture rail, UPVC double glazed bay window, Double radiator.

**Bedroom 2:** 13'11" x 11'6" (4.24 m x 3.51 m) Picture rail, UPVC double glazed window, Double radiator.

**Bedroom 3:** 8'7" x 6'9" (2.62 m x 2.06 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Bathroom:** ( ) Comprising; Panelled bath with shower attachment and screen, Pedestal wash basin, Low flush WC, Tiled walls, Heated towel rail/radiator.

**Outside:**

**Front:** Forecourt garden.

**Rear:** South south-east facing rear garden, Mainly concreted.

**Parking:** Off street parking to the rear.

**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 - £1771.00 (2024/25)



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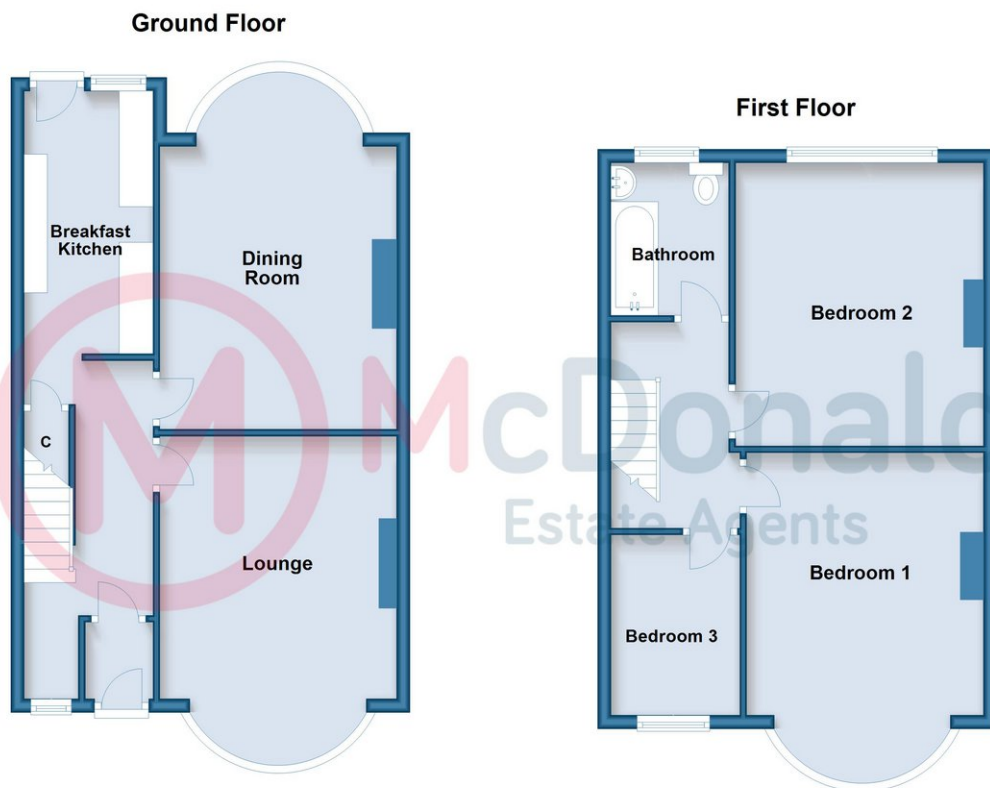


**Directions:** From Blackpool town centre head inland from Talbot Square. At the last set of traffic lights at the T junction bear left into Dickson Road. Exit right at the first roundabout into Pleasant Street. Follow the road and bear left finally turning fourth right into Chesterfield Road.

**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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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**Chesterfield Road**

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