



5 Halifax Street, Blackpool,
FY3 9QH

£109,950

***** SEMI-DETACHED WITHIN JUST 0.2 MILES OF STANLEY PARK *****

This is a 'HALL to HALL' design and very SPACIOUS semi detached house within just 0.2 miles of the AWARD WINNING STANLEY PARK and 1.2 miles of Victoria Hospital.

Features include, UPVC double glazing, Two DOUBLE bedrooms, certified gas central heating and electrics and a spacious DINING kitchen at almost 15ft x 10ft.
No onward chain.

- Two DOUBLE bedrooms
- Lounge
- LARGE DINING kitchen
- Bathroom
- UPVC double glazing
- Gas central heating
- Within 0.2 miles STANLEY PARK
- No chain

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Vestibule: Quarry tiled floor, Meter cupboard.

Lounge: 15'0" x 11'6" (4.57 m x 3.51 m) Staircase, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Dining Kitchen: 14'11" x 10'1" (4.55 m x 3.07 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Plumbed for washing machine, Understairs storage area, Gas central heating boiler, Wood effect laminate flooring, UPVC double glazed windows and rear door, Radiator.



First Floor:

Landing: UPVC double glazed window, Radiator.

Bedroom 1: 11'5" x 9'1" (3.48 m x 2.77 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bedroom 2: 10'2" x 9'5" (3.10 m x 2.87 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed window, Radiator.

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



Outside:

Front: Forecourt garden, Established hedgerow.

Rear: Concrete with raised timber deck and flowerbed.

Heating: Gas central heating with a safety certificate dated Oct 2023 available for inspection.

Electrics: There is an electrical test certificate dated April 2021 available for inspection

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 South along Whitegate Drive and turn left just before the Saddle Inn, into Preston Old Road. Cross the lights and turn first left into Halifax 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.

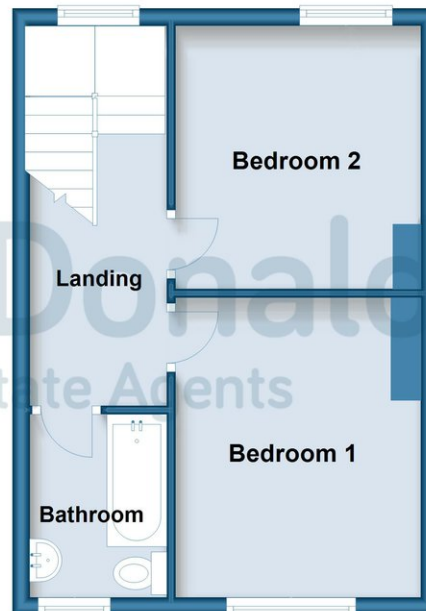
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	72	
(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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Halifax Street

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