



5 Stansfield Street, Blackpool,
FY1 6JB

£105,000

***** VERY SPACIOUS, with STYLISH KITCHEN and HUGE BATHROOM *****

This is **TRULY** a **VERY** spacious mid garden terraced home. **TWO** reception rooms, each over 16ft, a very **STYLISH** fitted kitchen over 14ft and **TWO** double bedrooms. The **FOUR** piece bathroom is **HUGE**, reflecting the fact we are informed this used to be a **THREE** bedroom property.

Other features include the **UPVC** double glazing, gas central heating and the location, within just 0.4 miles of the **PROMENADE** and many **TOURIST** features, as well as 0.3 miles of Yeadon Way, affording direct access in and out of Blackpool.

- **Two DOUBLE bedrooms**
- **TWO reception rooms**
- **STYLISH fitted kitchen**
- **HUGE four piece bathroom**
- **UPVC double glazing**

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- **Gas central heating**
- **Gardens**
- **Nearby TOURIST areas**
- **Nearby PROMENADE.**

Vestibule: UPVC double glazed front door, Meter cupboard.

Hall: Radiator, Staircase, Coved ceiling

Lounge: 16'6" x 10'8" (5.03 m x 3.25 m) Fitted living flame coal effect gas fire with a tiled surround, Coved ceiling, UPVC double glazed bay window, Radiator, Double doors to:-

Dining Room: 16'8" x 12'1" (5.08 m x 3.68 m) Tiled fire surround, UPVC double glazed window, Radiator.

Kitchen: 14'4" x 6'8" (4.37 m x 2.03 m) Stylish fitted 'light grey' gloss finish wall and base cupboard units with complementary roll edge worktops, Stainless steel sink, Built in oven and hob, Plumbed for washing machine, Tiled walls, Understairs storage, UPVC double glazed windows and rear door.

First Floor:

Landing: Built in storage cupboard.

Bedroom 1: 14'10" x 13'3" (4.52 m x 4.04 m) UPVC double glazed window, Radiator.

Bedroom 2: 16'7" x 9'6" (5.05 m x 2.90 m) Built in cupboard housing combi gas central heating boiler, Vanity wash basin, UPVC double glazed window, Radiator.

Bathroom: Very spacious four piece bathroom comprising; Panelled bath, Shower cubicle, Vanity wash basin, Low flush WC, Tiled walls, Two UPVC double glazed windows, Radiator.

Outside:

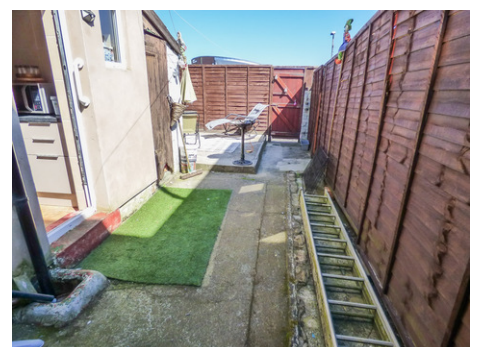
Front: Forecourt garden with numerous established plants and shrubs.

Rear: Enclosed by timber panelled fencing, Concrete for ease of maintenance, Brick store.

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.

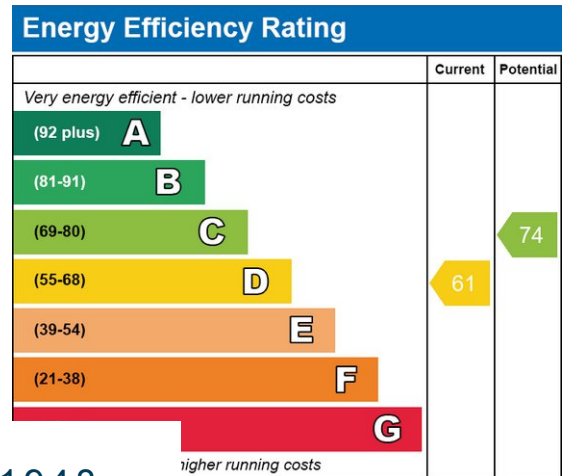
Council Tax: Band - A £1518.00 (2024/25)



Directions: Take Central Drive heading south, after passing through the traffic lights with Bloomfield Road take the second right turning into Baron Road, first left into Saville Road and finally first right into Stansfield Street.

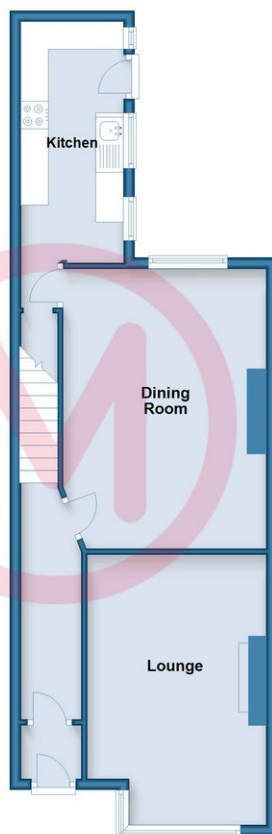
General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** 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.



1948.

Ground Floor



First Floor



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Stansfield Road

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