



32 Delaware Road,  
Blackpool, FY3 7JY

**£145,000**

**\*\*\* EXTENDED QUASI-SEMI-DETACHED WITH EXCELLENT PARKING \*\*\***

This **EXTENDED** home is beautifully presented and affords additional accommodation as a **SUN-LOUNGE** to supplement the **TWO** reception areas, a **UTILITY** room, in addition to the **FITTED** kitchen and a **LARGE LOFT ROOM** as well as the **THREE** bedrooms.

Externally there is as generous with a corner plot providing additional side and rear parking as well as the brick **GARAGE**. Situated under 1/2 mile from **LAYTON** centre and immediately adjacent Layton **TRAIN STATION**, ideal for commuters. Viewing essential.

- **THREE** bedrooms
- Plus **LARGE LOFT** room
- **Two** reception areas
- **Sun Lounge**
- **Fitted Kitchen**

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- **UTILITY / Wc**
- **Modern bathroom**
- **EXCELLENT parking**
- **Beautifully presented.**

**Porch:** UPVC double glazed windows and front door.

**Hall:** Staircase, Meter cupboard, Understairs storage, Picture rail, Radiator.

**Lounge:** 12'8" x 10'10" (3.86 m x 3.30 m) Modern fire surround with electric heater, UPVC double glazed bay window, Radiator.

**Dining Room/Second Lounge:** 12'2" x 10'6" (3.71 m x 3.20 m) Double doors to the sun lounge, Wall mounted heater, Radiator. Open directly to:-

**Kitchen:** 8'6" x 6'4" (2.59 m x 1.93 m) Modern range of fitted wall and base cupboard units, Complementary worktops, Stainless steel sink, Built in oven, hob and extractor hood, Part tiled walls, Panelled ceiling, UPVC double glazed window.

**Sun Lounge:** 8'10" x 6'9" (2.69 m x 2.06 m) UPVC double glazed windows and rear door.

**Utility Room:** Fitted base unit and complementary roll edge worktop, Plumbed for washing machine, Low flush WC, Half tiled walls, Tiled floor, UPVC double glazed window, Radiator.

**First Floor:**

**Landing:** UPVC double glazed window.

**Bedroom 1:** 13'1" x 10'7" (3.99 m x 3.23 m) Fitted wardrobes and drawers, Picture rail, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 11'10" x 10'7" (3.61 m x 3.23 m) Picture Rail, Gas central heating boiler, UPVC double glazed window, Radiator.

**Bedroom 3:** 7'0" x 6'1" (2.13 m x 1.85 m) UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with overhead shower and screen, Pedestal wash basin, Low flush WC, Tiled walls, Tiled floor, Built in storage cupboard, UPVC double glazed window, Heated towel rail/radiator.





## Second Floor

**Loft Room:** 17'1" x 16'11" (5.21 m x 5.16 m) Accessed via a folding loft ladder, UPVC double glazed gable window, Double glazed skylight window, Radiator. (Excellent storage/hobby room).

### Outside:

**Front:** Mostly stone gravelled with some established trees and shrubs.

**Side:** Paved for ease of maintenance (and parking), Flowerbeds to border.

**Rear:** Small rear garden, Paved for ease of maintenance.

**Garage:** Brick garage (currently converted and used for storage), Up and over door, UPVC double glazed side door.

**Parking:** Additional parking space(s).

**Heating:** Gas central heating (NOT TESTED)

**Additional Information:** There is an electrical test certificate dated 2020 available for review.

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

**Council Tax:** ( ) Band - B £1688.52 (2023/24)

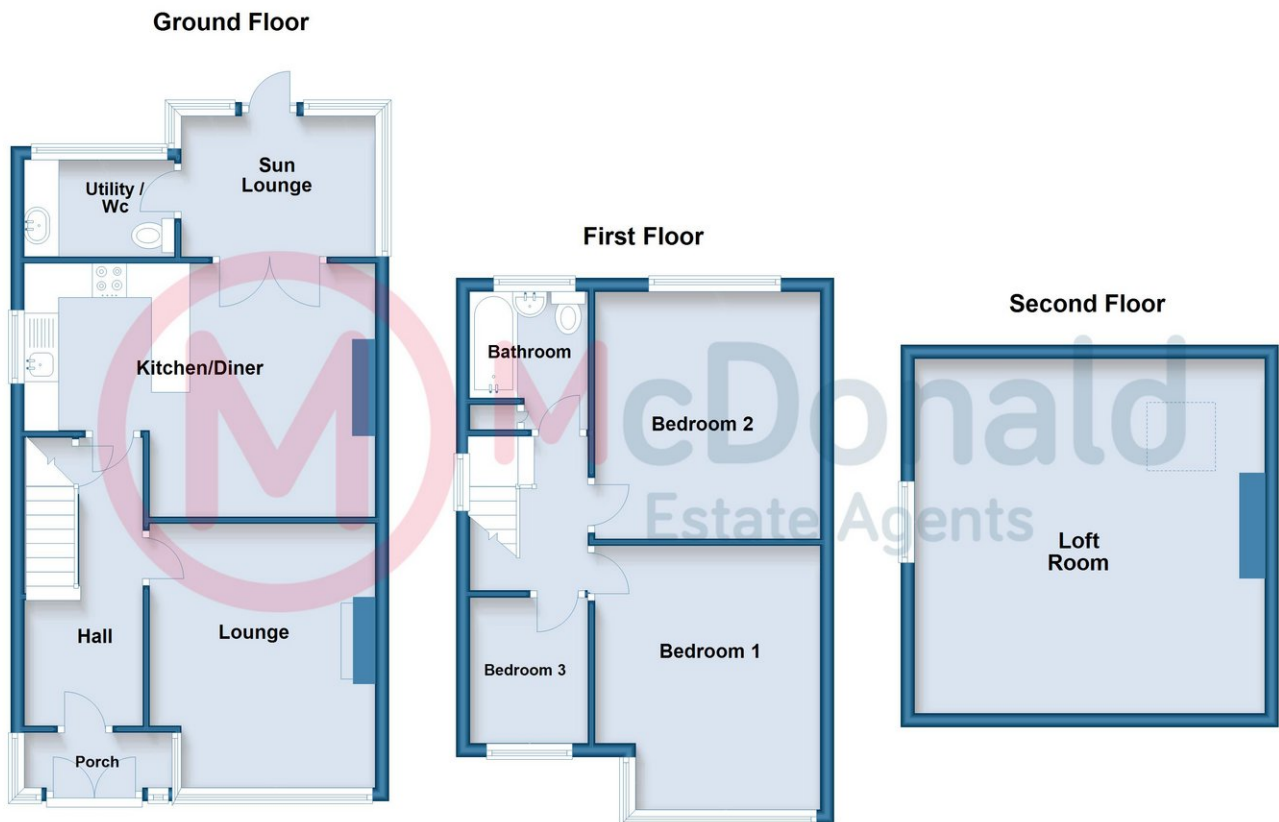


**Directions:** Take Bispham Road heading south to the end and continue over at the main traffic lights onto Plymouth Road, at the next set of traffic lights turn right onto Benson Road and finally first right into Delaware Road.

**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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		69
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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**Delaware Road**

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