



55c Grasmere Road, Blackpool,  
Lancashire, FY1 5HP

**£64,950**

**\*\*\* SPACIOUS PURPOSE BUILT APARTMENT \*\*\***

This first floor purpose built apartment has modern fixtures and fittings to both the bathroom and kitchen and offers generous accommodation throughout.

There are two **DOUBLE** bedrooms and a large lounge at **OVER 15ft x 13ft.**

the property is located within just **1/4 mile** of numerous locals shops and amenities and available with **no onward chain.**

- Two **DOUBLE** bedrooms
- Modern **FITTED** kitchen
- Modern Bathroom
- UPVC double glazing
- Gas central heating
- No onward chain



**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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**Ground Floor:** Communal entrance, Security intercom.

**Communal Hall:** Staircase to all floors.



**First Floor:**

**Communal Landing:**

**Private Entrance:**

**Hall:** Built in storage cupboard with meters, Radiator.

**Lounge:** 15'4" x 13'3" (4.67 m x 4.04 m) Fire surround, Marble effect inset and hearth, UPVC double glazed window, Radiator.

**Bedroom 1:** 12'4" x 10'4" (3.76 m x 3.15 m) UPVC double glazed window, Radiator.

**Bedroom 2:** 9'4" x 8'7" (2.84 m x 2.62 m) UPVC double glazed window, Radiator.

**Kitchen:** 12'7" x 8'7" (3.84 m x 2.62 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob, Plumbed for washing machine, Concealed combi gas central heating boiler, Stainless steel sink.

**Bathroom:** Modern three piece bathroom comprising; Panelled bath with overhead shower unit, Pedestal wash basin, Low flush WC, Part tiled walls, UPVC double glazed window, Radiator.



**Outside:** Communal gardens.

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

**Tenure:** We have been informed that the property is leasehold. 999 years from 25/01/05; Service charge: £55 per month. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - A £1447.30 (2023/24)

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**Directions:** Take Whitegate Drive and proceed south to the traffic lights turning right into Hornby Road, travel to the next set and turn left into Park Road. Travel along to the third set of lights turning right into Condor Grove. Travel to the roundabout and turn left into Grasmere 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>		73	78
(55-68) <b>D</b>			
(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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**Grasmere Court**

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