



82 Ashton Road,
Blackpool, FY1 4AQ

£79,950

Beautifully presented two bedroom, terraced property available with NO CHAIN!

This property has been kept in fantastic condition and boasts immaculate, modern decoration throughout. Offering two generous reception rooms, contemporary kitchen on the ground floor. Heading upstairs you will find a sizeable master bedroom, cosy second bedroom plus stunning three piece bathroom suite complete with free standing bath.

Located just 0.7miles from the Town Centre, 0.6miles from Blackpool Promenade and 0.2miles from University Campus!!

- Two reception rooms
- Beautifully presented
- Modern fitted kitchen
- Two bedrooms
- Stunning three piece bathroom
- 0.7miles from the Town Centre
- NO CHAIN DELAY

Successfully selling property since
1948.



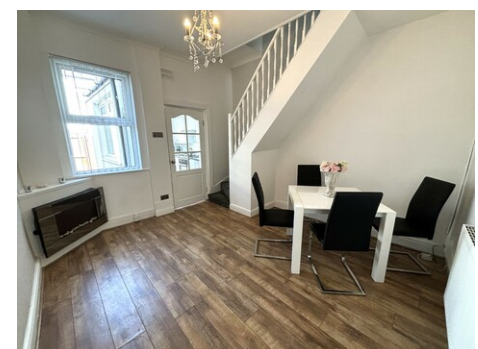
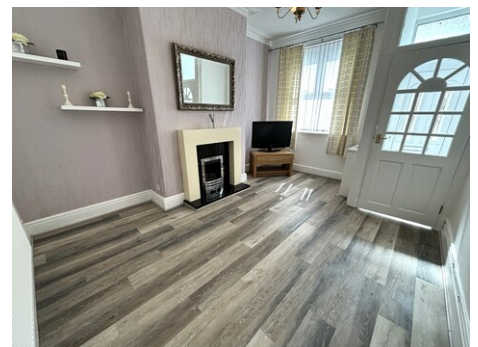
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Entrance: UPVC double glazed front door.

Porch: Wood double glazed panelled door.

Lounge: 15'1" x 11'5" (4.60 m x 3.48 m) Feature fireplace with gas fire, Meter cupboards, Coved ceiling, UPVC double glazed window, Radiator.

Dining Room: 12'0" x 11'1" (3.66 m x 3.38 m) Wall mounted electric fire, Coved ceiling, Stairs to first floor, UPVC double glazed window.

Kitchen: 9'11" x 6'0" (3.02 m x 1.83 m) Modern fitted wall and base cupboard units with complementary worktops, Stainless steel sink and drainer, Integrated hob with extractor over, Integrated oven, Space for fridge freezer, UPVC double glazed side window and door to rear.

First Floor:

Bedroom 1: 11'5" x 10'6" (3.48 m x 3.20 m) Cast iron fireplace, UPVC double glazed window, Radiator.

Bedroom 2: 8'4" x 6'5" (2.54 m x 1.96 m) Coved ceiling, Radiator.

Bathroom: Free standing bath, Low flush WC, Pedestal wash basin, Storage cupboard housing boiler, Part panelled walls, UPVC double glazed window.

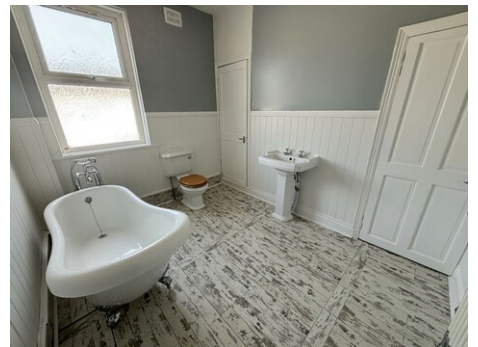
Outside:

Rear: Concrete rear yard.

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)



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Directions: Travel south along Whitegate Drive and turn right at the first set of lights into Hornby Road. At the next set of lights turn left and travel along Park Road. Finally turn third right into Ashton 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) A			
(81-91) B			84
(69-80) C		70	
(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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Ashton Road

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