



98a Palatine Road, Blackpool,  
FY1 4BY

**£119,950**

**\*\*\* SUBSTANTIAL MID TERRACED, RECENTLY  
REFURBISHED \*\*\***

This is a **LARGE** mid-garden terraced house which has recently had further updating to include new flooring, a **STYLISH** fitted **DINING** kitchen and **MODERN** three piece bathroom in white.

The accommodation briefly comprises **TWO** separate reception rooms, a **MODERN** fitted **DINING** kitchen, **FOUR** bedrooms, a **MODERN** bathroom, **UPVC** double glazing, gas central heating and is available with no onward chain.

- FOUR bedrooms
- MODERN bathroom
- STYLISH fitted DINING kitchen
- TWO reception rooms
- UPVC double glazing
- Gas central heating
- Gardens
- No chain

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**Vestibule:** Meter cupboard.

**Hall:** Meter cupboard, Staircase, Radiator.

**Lounge:** 15'2" x 12'10" (4.62 m x 3.91 m) Decorative fire surround, Coved ceiling, Dado rail, UPVC double glazed bay window, Radiator.

**Dining Room:** 13'3" x 10'6" (4.04 m x 3.20 m) UPVC double glazed rear door, Radiator.

**Dining Kitchen:** 13'6" x 12'0" (4.11 m x 3.66 m) Stylish range of contemporary fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Stainless steel sink, Concealed gas central heating boiler, UPVC double glazed window and rear door, Radiator.

**First Floor:**

**Landing:**

**Bedroom 1:** 12'6" x 9'11" (3.81 m x 3.02 m) Pedestal wash basin, UPVC double glazed window, Radiator.

**Bedroom 2:** 13'2" x 11'3" (4.01 m x 3.43 m) Pedestal wash basin, UPVC double glazed window, Radiator.

**Bedroom 3:** 9'2" x 6'11" (2.79 m x 2.11 m) UPVC double glazed window, Radiator.

**Bedroom 4:** 10'5" x 7'4" (3.17 m x 2.24 m) UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with overhead shower and screen, Low flush WC, Pedestal wash basin, UPVC double glazed window, Radiator.

**Outside:**

**Front:** Forecourt garden.

**Rear:** Concreted to the rear.

**Parking:** Permit parking.

**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)

**Additional Information:** Risk of surface water flooding.



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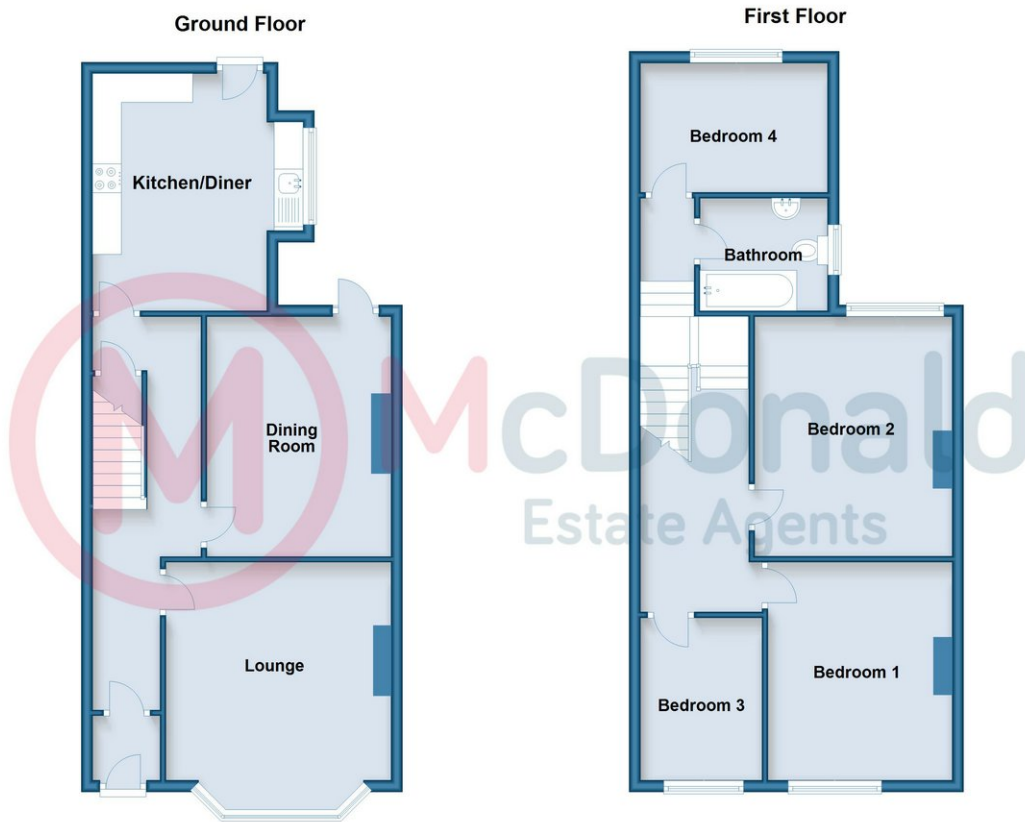


**Directions:** From the central Blackpool and Devonshire Square head south along Whitegate Drive. After the light with Hornby Road take the second right into Palatine Road.

**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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(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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**Palatine Road**

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