



39 Valentia Road, Bispham, Blackpool, FY2 0RN

£135,000

A Semi Detached home offering deceptive accommodation to include a Lounge over 15' in length and a Dining Kitchen over 14', and a lovely Westerly facing rear. Ready to walk into, but still having that potential to make your own mark, and sold with NO ONWARD CHAIN.

- Lounge
- Dining Kitchen
- Three Bedrooms
- Bathroom
- UPVC double glazing
- Gas central heating
- Gardens - Westerly facing rear
- Garage

Successfully selling property since 1948.



McDonald

Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498



sales@mcdonaldproperty.co.uk

www.mcdonaldproperty.co.uk



**Vestibule:** Built in cupboard, UPVC double glazed door.

**Lounge:** 15'9" x 14'6" (4.80 m x 4.42 m) Feature fireplace, TV point, Stairs to first floor, UPVC double glazed window, Radiator.

**Kitchen:** 14'6" x 8'1" (4.42 m x 2.46 m) Understairs storage cupboard, Fitted wall and base cupboard units, Complementary worktops, Plumbed for washing machine, Stainless steel sink and drainer, Gas cooker point, UPVC double glazed window and door.

**First Floor:**

**Landing:** Loft access, UPVC double glazed window.

**Bedroom 1:** 14'0" x 8'7" (4.27 m x 2.62 m) Fitted wardrobes, UPVC double glazed window, Radiator.

**Bedroom 2:** 10'1" x 8'7" (3.07 m x 2.62 m) Fitted wardrobes, UPVC double glazed window, Radiator.

**Bedroom 3:** 6'10" x 5'7" (2.08 m x 1.70 m) Fitted wardrobes, Storage cupboard, UPVC double glazed window.

**Bathroom:** Panelled bath, Low flush WC, Wash basin, UPVC double glazed window, Radiator.

**Outside:**

**Front:** Mainly laid to lawn.

**Rear:** A Westerly facing rear garden approximately 45', Mainly laid to lawn with patio and gravelled areas,

**Parking:** Garage and private drive.

**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 - B £1771.00 (2024/25)



**Directions:** From our office on Red Bank Road proceed inland. At the roundabout take the fourth exit into Devonshire Road. Then take your second left into Galway Avenue and your fourth right into Valentia 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.

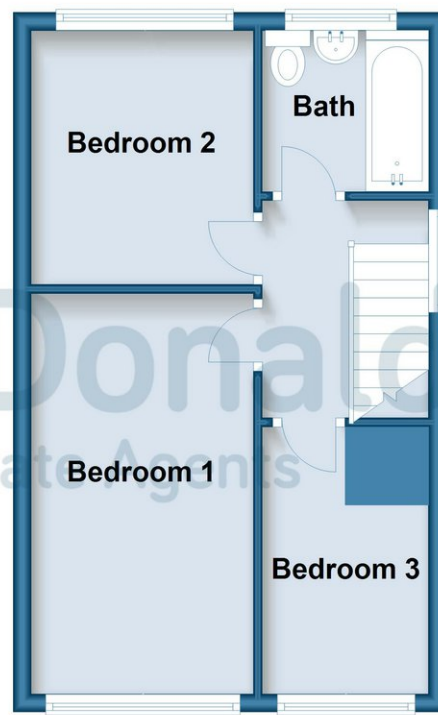
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

### Ground Floor



### First Floor



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

### Valentia Road

Are YOU thinking of selling?  
 Call McDonald Estate Agents NOW, for  
 your FREE market appraisal.

Award winning property sales since 1948.

