



94 Cocker Street, Blackpool,
FY1 2EB

£72,500

***** ATTENTION INVESTORS / DEVELOPERS *****

This mid GARDEN terraced house does require modernisation throughout, but offers excellent POTENTIAL. With THREE well proportioned bedrooms, the smallest being well OVER 11ft x 8ft. There are also TWO separate reception rooms, along with a location convenient for Blackpool TOWN CENTRE, being just 0.2 miles away.

No chain.

- THREE sizeable bedrooms
- Two SEPARATE reception rooms
- Kitchen
- Bathroom
- Gardens
- Requires MODERNISATION
- No chain
- Close to Train station
- Close to TOWN CENTRE

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Hall: UPVC double glazed front door, Meter cupboard, Wood effect laminate flooring, Coved ceiling.

Lounge: 13'10" x 11'9" (4.22 m x 3.58 m) Fire surround, Meter cupboard, Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window. Open archway:-

Dining Room: 15'4" x 12'1" (4.67 m x 3.68 m) Wood effect laminate flooring, Staircase, UPVC double glazed window, Radiator.

Kitchen: 10'0" x 8'4" (3.05 m x 2.54 m) Wall and base cupboard units, Roll edge worktops, Stainless steel sink, Built in oven and hob with extractor over, Tiled splash back, Tiled floor, UPVC double glazed window and rear door.

First Floor:

Landing: Split level landing.

Bedroom 1: 11'4" x 9'1" (3.45 m x 2.77 m) UPVC double glazed window, Radiator.

Bedroom 2: 11'3" x 8'11" (3.43 m x 2.72 m) UPVC double glazed window, Radiator.

Bedroom 3: 12'3" x 9'11" (3.73 m x 3.02 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Bath, Low flush WC, Pedestal wash basin, Cupboard housing gas central heating boiler, Tiled floor, UPVC double glazed window.

Outside:

Front: Forecourt garden.

Rear: Paved, Brick store.

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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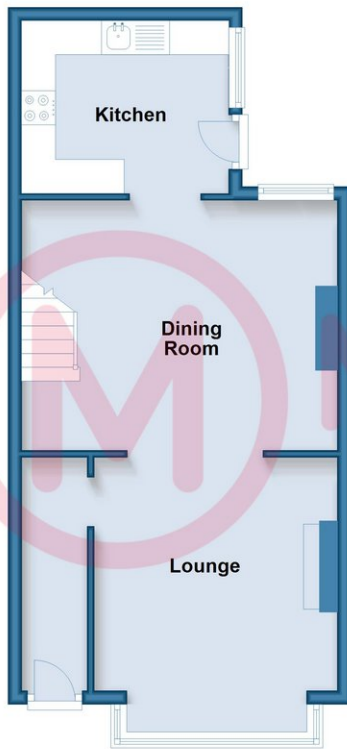
Directions: Head north out of Blackpool town centre along Dickson road turning right at the church into Cocker Street.

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		81
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Cocker Street

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