



25 Clifton Crescent, Blackpool, FY3 9NQ

£89,950

\*\*\* MID GARDEN TERRACED in a POPULAR LOCATION \*\*\*

This mid-garden terraced house does requires further modernisation throughout. Briefly comprising a lounge and DINING kitchen, TWO bedrooms and a bathroom, the property already benefits from UPVC double glazing and Gas central heating and has sunnier SOUTH facing rear gardens.

Situated just off Preston New Road, which in turn offers direct access to Blackpool centre and the M55 motorway system for commuters.

No onward chain.

- TWO bedrooms
- Lounge
- DINING kitchen
- Bathroom
- UPVC double glazing; Gas central heating
- SOUTH rear
- No chain
- Requires modernisation.

Award winning property sales 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



**Hall:** Meter cupboard, Staircase.

**Lounge:** 14'10" x 11'7" (4.52 m x 3.53 m) Fitted gas fire, Coved ceiling, UPVC double glazed bay window, Radiator.

**Dining Kitchen:** 14'2" x 7'7" (4.32 m x 2.31 m) Fitted base units, Complementary roll edge worktops, Stainless steel sink, Combi gas central heating boiler, Understairs storage, Radiator.



**First Floor:**

**Landing:**

**Bedroom 1:** 14'2" x 10'3" (4.32 m x 3.12 m) Built in cupboard, UPVC double glazed window, Radiator.

**Bedroom 2:** 10'1" x 8'6" (3.07 m x 2.59 m) Built in cupboard, UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath, Low flush WC, Pedestal wash basin, Half tiled walls, UPVC double glazed window, Radiator.



**Outside:**

**Front Garden:**

**Rear Garden:** Grassed with brick outbuilding (requires repair).



**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)

Award winning property sales since 1948.

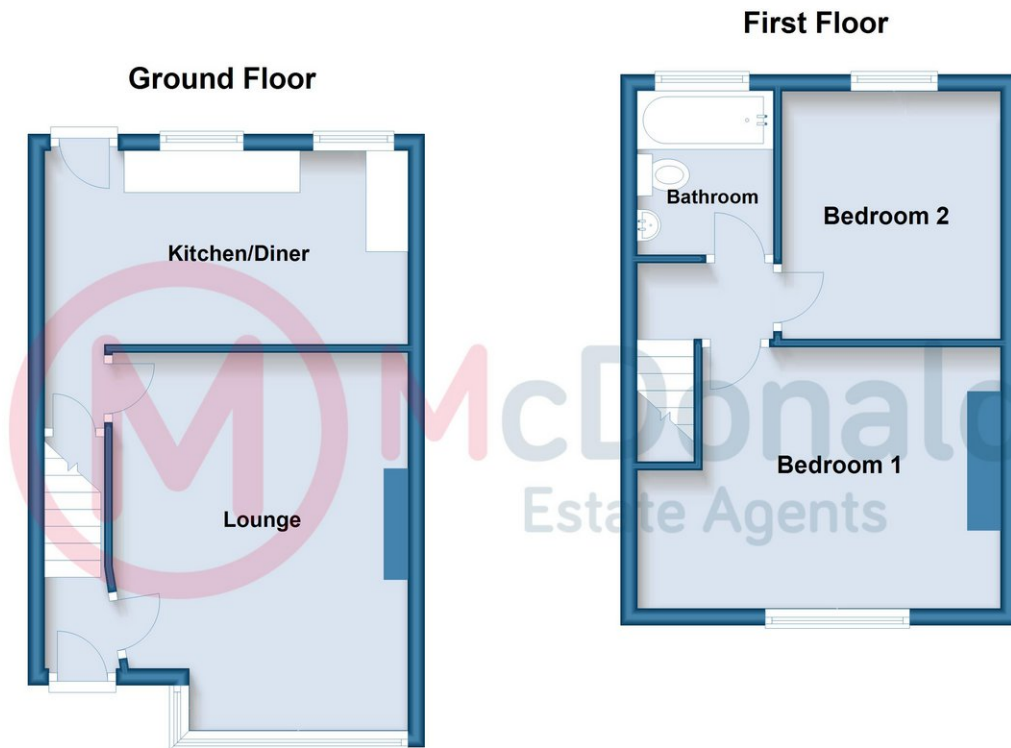


**Directions:** Travel south along the full length of Whitegate Drive. Bear left at Oxford Square and proceed out of Blackpool on Preston New Road. Then take the sixth left into Clifton Crescent.

**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>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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.

**Clifton Crescent**

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

Award winning property sales since 1948.

