



13 Beresford Street, Blackpool,  
FY1 3RF

**£79,950**

**\*\*\* WELL PRESENTED MID TERRACED HOUSE NEAR THE TOWN CENTRE \*\*\***

This is a well presented mid-terraced house with two **SEPARATE** reception rooms and a **FITTED** kitchen to the ground floor. Two **DOUBLE** bedrooms and **MODERN** three piece bathroom to the first floor. There is additional accommodation to the **LOFT ROOM** which is accessed via a loft ladder.

The property is located conveniently within just 1/4 mile of the **TOWN CENTRE** and a wealth of shops and amenities.  
**Available now with no onward chain**

- TWO bedrooms PLUS loft room
- Two SEPARATE reception rooms
- Fitted kitchen
- MODERN bathroom
- UPVC double glazed
- Gas central heating
- NO chain

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**Vestibule:** UPVC double glazed front door, Wood effect flooring.

**Lounge:** 14'3" x 13'2" (4.34 m x 4.01 m) Fitted living flame gas fire, Wood effect laminate flooring, UPVC double glazed window, Radiator, Double doors to:-

**Dining Room:** 11'8" x 10'8" (3.56 m x 3.25 m)

**Kitchen:** 9'3" x 7'5" (2.82 m x 2.26 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Built in oven and hob with extractor hood, Wood effect laminate flooring, UPVC double glazed window and rear door.

**First Floor:**

**Landing:** Loft Access

**Bedroom 1:** 14'3" x 13'4" (4.34 m x 4.06 m) Fitted wardrobes, Two UPVC double glazed windows, Radiator.

**Bedroom 2:** 10'7" x 6'8" (3.23 m x 2.03 m) Fitted wardrobes, Loft access via aluminium loft ladder, UPVC double glazed window, Radiator.

**Bathroom:** Modern three piece bathroom comprising; Panelled bath with overhead shower, Integrated low flush WC, Pedestal wash basin, Tiled and panelled walls, UPVC double glazed window, Heated towel rail/radiator.

**Second Floor:**

**Loft Room:** 15'6" x 12'4" (4.72 m x 3.76 m) Maximum measurements. Double glazed skylight window. Access via folding loft ladder

**Outside:** 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)

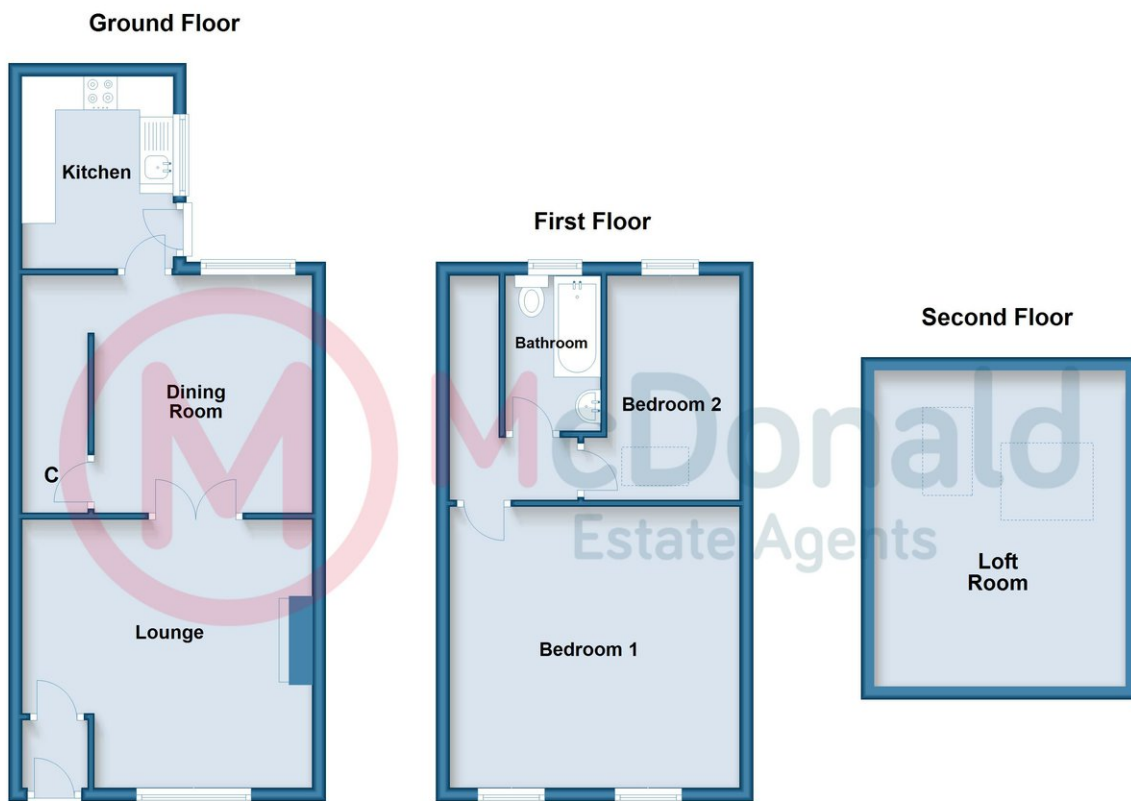


**Directions:** Travel north along Whitegate Drive and into Devonshire Road. At the traffic lights with Talbot Road, turn left. Then turn third right into Cecil Street. Then finally second right into Beresford Street.

**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)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(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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Beresford Street

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