



143 George Street, Blackpool,
FY1 3SF

£88,500

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

Whilst requiring further updating this is a SPACIOUS mid garden terraced house situated on the doorstep of numerous local amenities and within just 0.4 miles of the TOWN CENTRE.

**With two DOUBLE bedrooms, three piece bathroom in white, UPVC double glazing, gas central heating and a LARGE fitted dining kitchen.
No onward chain.!**

- Two DOUBLE bedrooms
- Generous lounge
- LARGE kitchen diner
- Modern fitted FOUR piece bathroom
- Ideally situated for local amenities
- Sold with NO CHAIN!



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Hall: UPVC double glazed door, Radiator.

Lounge: 14'5" x 13'1" (4.40 m x 4.00 m) Feature fireplace with gas fire, Laminate flooring, UPVC double glazed bay window, Radiator.

Dining Kitchen: 15'5" x 8'10" (4.70 m x 2.70 m) Fitted range of wall and base units with complementary worktops Stainless steel sink with drainer, Integrated hob and oven, Plumbed for washing machine and dishwasher, Space for fridge freezer, UPVC double glazed window and door to rear.



First Floor:

Bedroom 1: 14'1" x 12'2" (4.30 m x 3.70 m) UPVC double glazed window, Radiator.

Bedroom 2: 8'6" x 7'10" (2.60 m x 2.40 m) UPVC double glazed window, Radiator.

Bathroom: Panelled bath, Walk in shower, Low flush WC, Pedestal wash basin, Storage cupboard, UPVC double glazed window.



Outside:

Front: Concrete front garden.

Rear: Paved rear yard.

Heating: Gas central heating (Test certificate available valid until October 2023).

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)

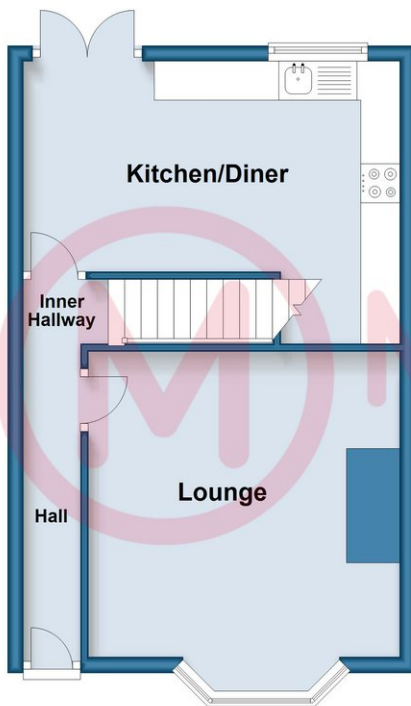
Directions: From Devonshire Square head north on Devonshire Road and travel through the next set of traffic lights. George Street is the next turning on the left.

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.

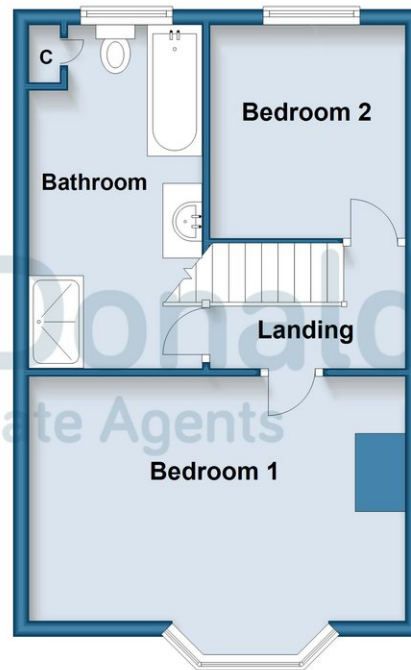
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Plan produced using PlanUp.

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