



23 Salisbury Road, Blackpool,
FY1 5QJ

£135,000

Semi-detached property with two double bedrooms, PLUS loft room- available with no onward chain!!

Benefiting from recent part-renovations throughout, including brand new kitchen & utility room - with enough scope to really make this home your own. The ground floor offers a cosy lounge, with glass panelled double doors to the dining room, should you wish to open up the space. Into the kitchen, you will find brand facilities ready to put your stamp on, leading through to the utility space to the rear.

Heading upstairs, the spacious split level landing provides access to two double bedrooms, generous family bathroom as well as the staircase to the loft room. The loft offers a cosy space, with velux window affording views of Blackpool Tower!!

- Semi-detached
- Two reception rooms
- Brand new fitted kitchen & utility room
- Two double bedrooms • PLUS loft
- West facing rear
- NO ONWARD CHAIN



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



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Hall: Wooden double glazed front door, Stairs to first floor, Radiator.

Lounge: 14'8" x 10'8" (4.47 m x 3.25 m) Wooden feature fireplace with gas fire, Laminate flooring, UPVC double glazed bay window, Radiator, Panelled French doors to:-

Dining Room: 12'6" x 11'2" (3.81 m x 3.40 m) Understairs storage, Laminate flooring, UPVC double glazed patio doors to the rear, Radiator.

Kitchen: 10'1" x 7'6" (3.07 m x 2.29 m) Fitted wall and base cupboard units with complementary work surfaces, Tiled splash back, Space for freestanding cooker, Space for under counter fridge and freezer, UPVC double glazed window. Open to:-

Utility Room: 7'4" x 5'0" (2.24 m x 1.52 m) Stainless steel sink and drainer, Tiled splash back, Space for washing machine, Modern fitted bay units and complementary work surface.

First Floor:

Landing: Split level landing, Stairs to loft room.

Bedroom 1: 14'7" x 11'10" (4.44 m x 3.61 m) Cast iron fireplace, UPVC double glazed leaded windows, Radiator.

Bedroom 2: 12'0" x 5'8" (3.66 m x 1.73 m) UPVC double glazed window, Radiator.

Bathroom: Three piece suite comprising; Corner panelled bath, Low flush WC, Pedestal wash basin, Integrated cupboards, Tiled walls, Heated towel radiator.

Loft Room: Wooden double glazed Velux window with views of Blackpool Tower, Eaves storage, Radiator.

Outside:

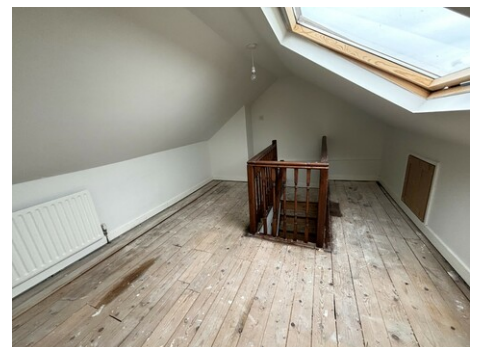
Front: Paved path and steps to front door, Sloping gravel area to side.

Rear: Paved for ease of maintenance.

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)



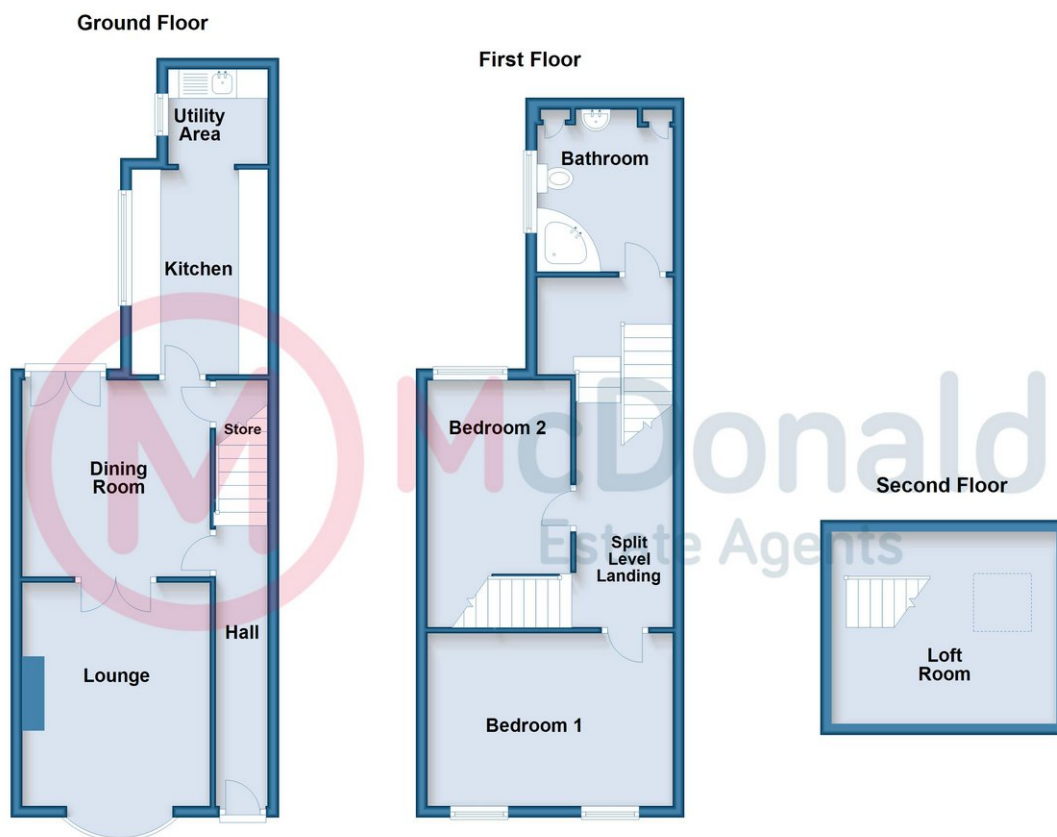
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Directions: Travel south along Whitegate Drive, after passing through the first set of traffic lights turn seventh right into Gloucester Avenue, travel to the end and Salisbury Road runs along the top of this Road.

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.



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Salisbury Road

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