



144 Marsden Road, Blackpool,  
FY4 3DU

**£89,950**

**\*\*\* MID GARDEN TERRACED PRICED TO SELL \*\*\***

**This mid garden-terraced house would benefit from further updating, but can already boast THREE bedrooms, a modern 3 piece bathroom, UPVC double glazing, Gas central heating and SOUTH facing rear gardens.**

**This is realistically priced.. so don't hesitate to book your viewing early!**

- THREE bedrooms
- Lounge
- LARGE dining kitchen
- MODERN bathroom
- UPVC double glazing
- Gas central heating
- SOUTH facing rear



**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



Award winning property sales since 1948.



**Porch:** UPVC double glazed windows and front door.

**Hall:** Meter cupboard, UPVC double glazed door, Radiator.

**Lounge:** 13'0" x 9'6" (3.96 m x 2.90 m) Feature marble fireplace, Coved ceiling, UPVC double glazed bay window, Double radiator.

**Dining Kitchen:** 15'1" x 11'5" (4.60 m x 3.48 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven and hob with extractor hood, UPVC double glazed window and patio doors, Radiator.



**First Floor:**

**Landing:**

**Bedroom 1:** 10'11" x 9'5" (3.33 m x 2.87 m) UPVC double glazed window, Double radiator.



**Bedroom 2:** 11'1" x 9'5" (3.38 m x 2.87 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 6'9" x 5'5" (2.06 m x 1.65 m) UPVC double glazed window.



**Bathroom:** Comprising; Panelled bath with shower attachment, Vanity wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Heated towel rail/radiator.

**Outside:**

**Front:**

**Rear:** Sunnier south facing aspect, Raised timber deck, Artificial lawn, Flowerbed to border.

**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:** At Oxford Square proceed straight ahead, bearing right into Waterloo Road. At the first major junction continue over onto Marton Drive and Marsden Road can be found fifth 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**Ground Floor**



**First Floor**



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.

**Marsden Road**

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

Award winning property sales since 1948.

