



74 Dunelt Road, Blackpool,  
Lancashire, FY1 6LT

**£130,000**

**\*\*\* STUNNING with STYLISH CONTEMPORARY DECOR AND FITTING \*\*\***

This **SPACIOUS** mid-garden terraced home is beautifully presented with a modern decorative theme throughout. There is a **STUNNING** fitted kitchen with integrated appliances and a modern **FOUR** piece bathroom. Additionally, invaluable off-street **PARKING**, UPVC double glazing and gas central heating.... A **MUST** see !

- **STUNNING** stylish home
- **QUALITY** fitted kitchen
- Integrated appliances
- **THREE** bedrooms
- **FOUR** piece bathroom
- Gas central heating
- UPVC double glazed
- Off-street parking

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**Porch:** Gas meter, UPVC double glazed front door and window, Tiled floor.

**Hall:** Coved ceiling, 'oak' flooring, Staircase.

**Lounge:** 15'7" x 11'0" (4.75 m x 3.35 m) Coved ceiling, 'oak' flooring, UPVC double glazed bay window, Radiator. Open directly to:-

**Dining Area:** 12'9" x 10'8" (3.89 m x 3.25 m) Coved ceiling, 'Oak' flooring, UPVC double glazed patio doors to rear garden, Radiator. Directly open to:-

**Kitchen Area:** 9'5" x 5'10" (2.87 m x 1.78 m) Stylish range of modern fitted wall and base cupboard units in 'white gloss' with beautiful complementary worktops, Built in oven, microwave, hob and over head extractor, Integrated stainless steel sink and drainer, Fridge and freezer, 'oak' flooring, UPVC double glazed window.



#### First Floor:

**Bedroom 1:** 12'10" x 10'8" (3.91 m x 3.25 m) Fitted wardrobes and dresser, UPVC double glazed window, Radiator.

**Bedroom 2:** 12'10" x 10'9" (3.91 m x 3.28 m) Fitted wardrobes with vanity dresser, UPVC double glazed window, Radiator.

**Bedroom 3:** 7'6" x 5'10" (2.29 m x 1.78 m) Coved ceiling, UPVC double glazed window, Radiator.

**Bathroom:** Modern four piece bathroom comprising; Panelled bath with shower attachment, Separate shower cubicle, Low flush WC, Vanity wash basin, Panelled ceiling, Tiled walls and floor, Heated towel rail/radiator.



#### Outside:

**Front:** Mostly as 'slate' with a concrete path.

**Rear:** Raised paved patio, Lower timber deck and artificial lawn, Brick outbuilding.

**Parking:** Off street parking to the front.



**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 £1688.52 (2023/24)





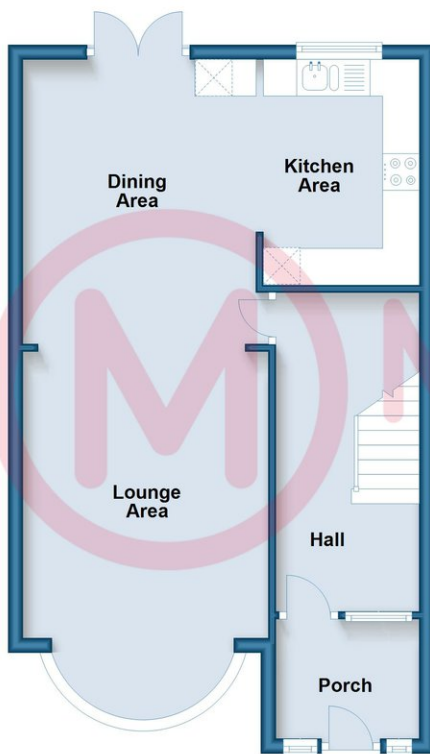
**Directions:** Travel South along Whitegate Drive, at the fourth set of lights turn right into Condor Grove continue straight ahead at the next junction and at the roundabout take the second exit into Ansdell Road. Turn left at the lights into Bloomfield Road and finally first left into Dunelt Road.

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Ground Floor**



**First Floor**



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**Dunelt Road**

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