



34 Oxford Road, Blackpool,
FY1 3QL

£117,500

This Mid Garden Terraced House offers spacious accommodation with a modern decorative theme throughout. The ground floor comprises of TWO generous reception rooms, modern fitted kitchen PLUS utility room and GROUND FLOOR W/C. To the first floor there are 3 well proportioned bedrooms, the smallest being almost 10' x 7' and large bathroom. Located conveniently within ¼ mile of numerous shops, transport links and amenities on Whitegate Drive, and just 0.6 miles from Blackpool Town Centre.

- Spacious accommodation
- Modern décor throughout
- TWO reception rooms
- Modern fitted kitchen • PLUS utility
- GROUND FLOOR W/C
- 3 well proportioned bedrooms
- Large bathroom
- ¼ mile of amenities on Whitegate Drive
- 0.6 miles from Blackpool Town Centre

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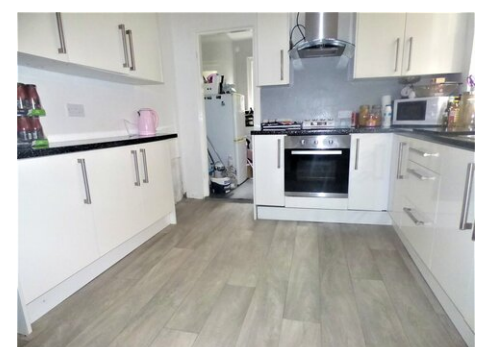
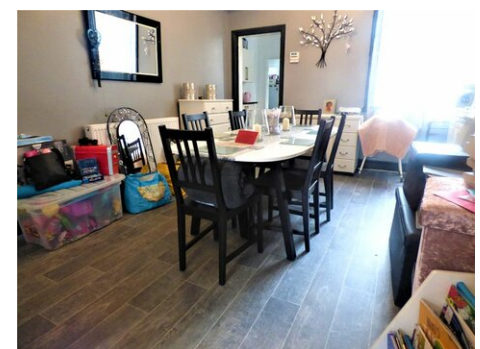
McDonald
Estate Agents

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Hall: UPVC front door, Panelled glass door, Coved ceiling, Radiator.

Lounge: 15'9" x 11'6" (4.80 m x 3.50 m) Feature fireplace with gas fire, Coved ceiling, Laminate flooring, UPVC double glazed bay window, Radiator. Open to:-

Dining Room: 14'1" x 11'10" (4.30 m x 3.60 m) Coved ceiling, Laminate flooring, UPVC double glazed window, Radiator.

Kitchen: 10'6" x 9'10" (3.20 m x 3.00 m) Range of wall and base units, Stainless steel sink and drainer, Integrated oven and hob, UPVC double glazed window, Understairs storage.

Utility Room: 9'10" x 7'10" (3.00 m x 2.40 m) UPVC double glazed window, UPVC double glazed door to rear.

WC: Low flush WC, UPVC double glazed window.

First Floor:

Landing:

Bedroom 1: 15'9" x 11'10" (4.80 m x 3.60 m) Two UPVC double glazed window, Radiator.

Bedroom 2: 14'1" x 9'6" (4.30 m x 2.90 m) UPVC double glazed window, Radiator.

Bedroom 3: 9'10" x 7'10" (3.00 m x 2.40 m) UPVC double glazed window, Radiator.

Bathroom: Panelled bath with overhead shower, Low flush WC, Pedestal wash basin, Airing cupboard, Part tiled walls, UPVC double glazed window, Towel heater radiator.

Outside:

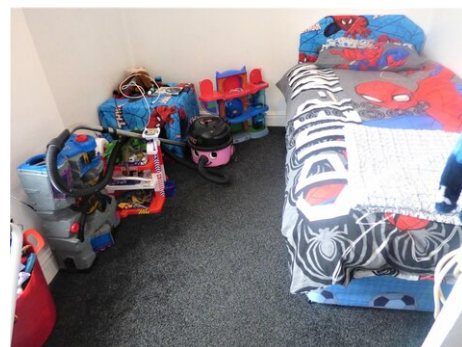
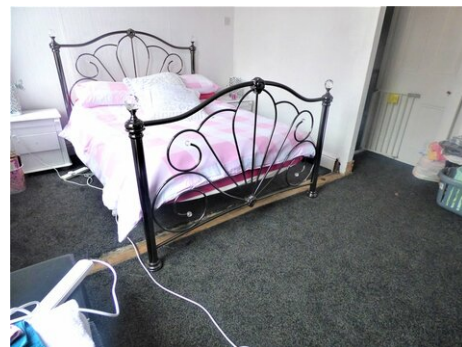
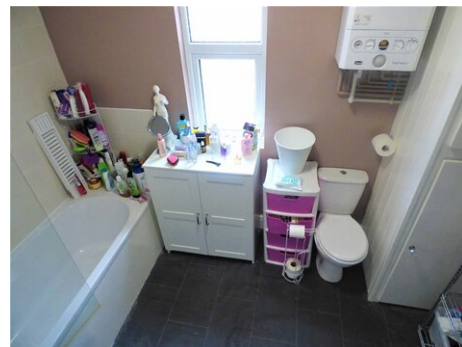
Front: Concrete for ease of maintenance.

Rear Yard: Concrete 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 - A £1518.00 (2024/25)



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Directions: Travel north along Whitegate Drive, bearing left into Church Street. Oxford Road is road almost immediately on your right.

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		85
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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