



30 Admiral View, Queens Promenade,
Blackpool, FY2 9GN

£154,950

Two bed apartment situated on the top floor of the beautiful Admiral View development, which affords incredible views both coastward and inland. Immaculate throughout, and really has to be experienced to be appreciated.
Sold with NO CHAIN!!

- STUNNING COASTAL AND INLAND VIEWS
- Open plan living
- South facing balcony
- Modern décor throughout
- Residents parking
- Two bedrooms
- En-Suite
- Communal gardens
- NO CHAIN



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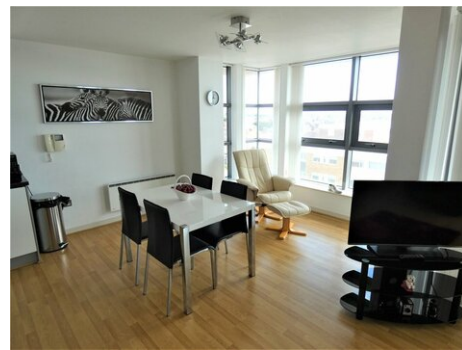
Award winning property sales since 1948.



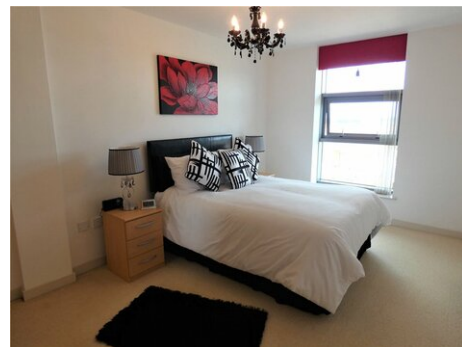
Communal Entrance: Stairs and lift to all floors, Mailboxes.

Private Entrance: Electric storage heater.

Lounge/Dining Kitchen: 24'7" x 18'8" (7.50 m x 5.70 m) Laminate flooring, Powder coated aluminium double glazed windows to all aspects, Powder coated aluminium door to balcony, Two electric heaters....Kitchen Area; Modern fitted kitchen with wall and base units and complementary worktops, Stainless steel sink and drainer, Integrated oven and hob with extractor over, Space for dining table, Walk in utility/pantry cupboard.



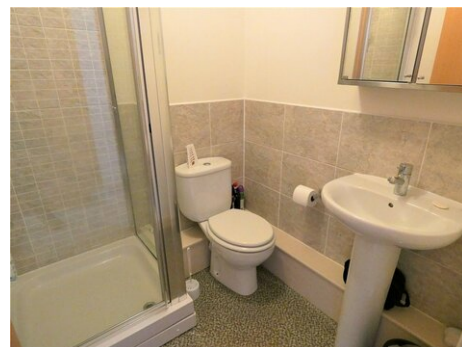
Bedroom 1: 20'8" x 0'8" (6.30 m x 0.20 m) Powder coated aluminium window, Electric storage heater.



En-Suite: Part tiled walls, Low flush W/C, Pedestal wash hand basin, Shower cubicle.

Bedroom 2: 20'8" x 6'11" (6.30 m x 2.10 m) Powder coated double glazed window, Electric storage heater.

Bathroom: Panelled bath, Pedestal wash basin, Low flush WC, Part tiled walls, Towel heater radiator.



Balcony: Private balcony with stunning views to the south-west aspect allowing panoramic views across Blackpool and the Irish Sea.

Outside: Communal gardens.

Parking: Residents

Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2024.00 (2024/25)



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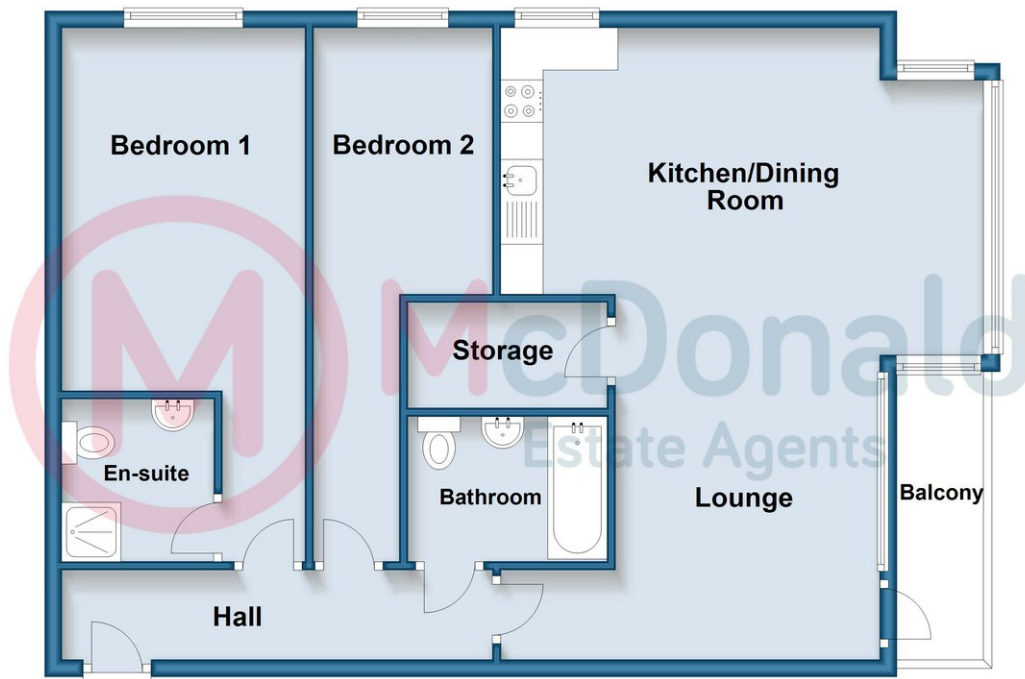
Directions: From our office on Red Bank Road, proceed toward the sea front and turn left onto Queens Promenade. Admiral View can be found a short distance on the left hand side at the site of the old Miners Home.

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) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



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Admiral View

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