



103 Dunelt Road,  
Blackpool, FY1 6LU

**£150,000**

**\*\*\* IMMACULATE SEMI-DETACHED BUNGALOW with LARGER GARDENS and LOFT ROOM \*\*\***

This semi-detached bungalow is immaculately presented having been recently re-decorated throughout. The sunnier rear gardens that are WEST facing and around 75ft long and additionally afford off street PARKING.

The property briefly comprises TWO bedrooms PLUS a HUGE LOFT ROOM, Two SEPARATE reception rooms as lounge and dining room, a bathroom and a FITTED kitchen OVER 13ft long.

The property is conveniently situated just 25 yards from the local corner shop and just 0.7 miles from the PROMENADE.

No onward chain

- TWO bedrooms PLUS huge loft room
- Lounge
- Dining Room
- FITTED kitchen

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- **Bathroom**
- **UPVC double glazing**
- **Gas central heating**
- **WEST facing rear**
- **Garden approx. 75ft.**
- **PARKING to rear**



### **Ground Floor:**

**Vestibule:** UPVC double glazed front door, Meter cupboard.

**Hall:** Radiator, Coved ceiling, Space saving staircase to first floor.

**Lounge:** 16'6" x 12'4" (5.03 m x 3.76 m) UPVC double glazed bay window, Picture rail, Coved ceiling, Radiator.

**Bedroom 1:** UPVC double glazed bay window, Radiator, Picture rail, Radiator.

**Bedroom 2:** 11'0" x 9'2" (3.35 m x 2.79 m) UPVC double glazed bay window, Gas central heating boiler, Radiator.

**Bathroom:** Comprising Panelled bath with Overhead shower plus Shower attachment, Pedestal wash hand basin and Low flush wc, UPVC double glazed window, Tiled walls radiator.

**Dining Room:** 9'11" x 8'10" (3.02 m x 2.69 m) Radiator, UPVC double glazed rear door, Built in cupboard to alcove

**Kitchen:** 13'9" x 5'4" (4.19 m x 1.63 m) Fitted wall and base cupboard units, Roll edge work tops, Colour co-ordinated sink, Two UPVC double glazed windows, Tiled walls, Plumbed for automatic washer.

### **First Floor:**

**Loft Room:** 23'11" x 12'4" (7.29 m x 3.76 m) LARGE loft room with UPVC double glazed window and two double glazed skylight windows.



**Outside:**

**Front Garden:** Mostly stone gravelled with established beds.

**Rear Garden:** Sunnier WEST facing aspect, Concreted and stone gravelled patio areas, Lawn, Established borders Approx. 75ft long)

**Parking:** Off street parking to rear on concrete base, previously acted as a garage base.

**Heating:** Gas central heating (There is a gas safety certificate dated Mar 24 available for inspection)

**Council Tax:** Band B / £1771 per annum 2024/5

**Tenure:** We are informed the property is freehold. Interested parties should seek clarification from their solicitor.

**Electrics:** There is an electrical test certificate available dated Dec 21 available for inspection



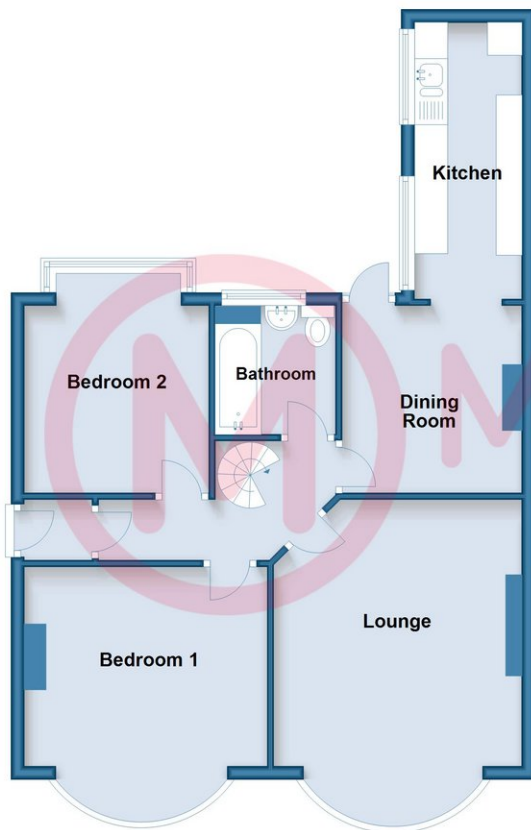
**Directions:** Heading inland around Blackpool central via Waterloo Road. After the main lights at St. Annes Road take then take the third left into Dunelt Road

**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 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(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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