



24 Ascot Road,
Blackpool, FY3 8DG

£127,500

***** DETACHED RESIDENCE STANDING ON AN IMPOSING ELEVATED SITE *****

As a **DETACHED** house under £130,000 this represents excellent value.

In brief, **THREE** bedrooms, a lounge, **LARGE** conservatory, **FITTED** breakfast kitchen and bathroom.

Externally, gardens front side and rear to the corner site, which also affords off-street **PARKING** for multiple vehicles. **No onward chain.**

- THREE bedrooms
- Lounge
- FITTED breakfast kitchen
- LARGE UPVC conservatory
- Bathroom
- UPVC double glazing
- Gas central heating
- Off-street **PARKING**
- No chain

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Hall: Staircase, Understairs storage with gas central heating boiler and UPVC double glazed side window, Coved ceiling, Wood effect laminate flooring, UPVC double glazed front door, Radiator.

Lounge: 13'3" x 11'11" (4.04 m x 3.63 m) Feature fireplace, Decorative coved ceiling, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with electric shower unit and screen, Pedestal wash basin, Low flush WC, Tiled walls and floor, Radiator.

Dining Kitchen: 12'11" x 9'5" (3.94 m x 2.87 m) Fitted range of wall and base cupboard units with complementary roll edge worktops and breakfast bar, Built in oven, Hob with extractor hood, Double bowl stainless steel sink, Coved ceiling, Tiled floor, Radiator.

Conservatory: 18'5" x 9'9" (5.61 m x 2.97 m) UPVC double glazed with double doors to garden, Radiator.



First Floor:

Landing: Built in storage cupboard, UPVC double glazed window.

Bedroom 1: 11'11" x 11'8" (3.63 m x 3.56 m) UPVC double glazed windows, Radiator.

Bedroom 2: 11'0" x 9'0" (3.35 m x 2.74 m) UPVC double glazed window, Radiator.

Bedroom 3: 9'6" x 6'5" (2.90 m x 1.96 m) UPVC double glazed window, Radiator.

Separate WC: Low flush WC, Pedestal wash basin, UPVC double glazed window.



Outside:

Front: Numerous established flowerbeds.

Rear: Enclosed by timber panelled fence and paved for ease of maintenance.

Parking: Off street parking for multiple vehicles.

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 £1771.00 (2024/25)



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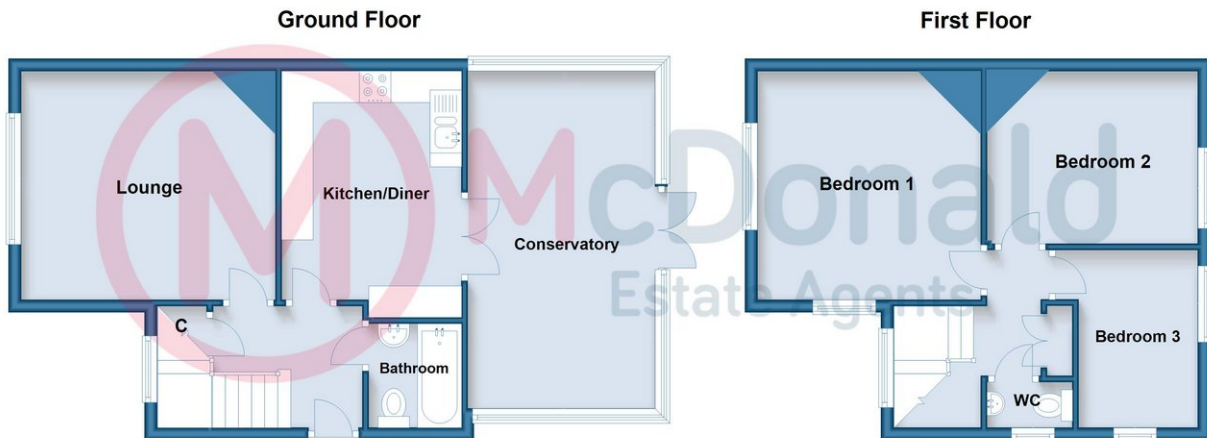


Directions: travel North along Whitegate Drive to the traffic lights at Newton Drive and turn right, then turn fourth left into Ascot Road.

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)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Plan produced using PlanUp.

Ascot Road

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