



58 Osborne Road, Blackpool,  
Lancashire, FY4 1HQ

**£98,950**

**\*\*\* ATTENTION INVESTORS / DEVELOPERS \*\*\***

This is a **SUBSTANTIAL** mid garden terraced house with loads of potential. The property requires further modernisation throughout, thus represents a super opportunity as a possible development project, with alternative potential uses (subject to any planning required)

Situated just 300 yards from **SOUTH PROMENADE** and the beachfront, plus just 0.3 miles to the world famous **BLACKPOOL PLEASURE BEACH**.

- **SEVEN** bedrooms
- **FOUR** reception rooms
- **FIVE** bathrooms
- Requires further modernisation
- Close to **BEACHFRONT**
- Close to **PLEASURE BEACH**

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**Lounge:** 15'1" x 12'6" (4.60 m x 3.81 m) Feature fireplace, Coved ceiling, Picture rail, Wood effect laminate flooring, UPVC double glazed bay window, Double radiator. Open to:-

**Dining Room:** 14'1" x 12'9" (4.29 m x 3.89 m) Coved ceiling, Delft shelf, Wood effect laminate flooring.

**Breakfast Room:** 9'8" x 6'9" (2.95 m x 2.06 m) UPVC double glazed window and rear door.

**Kitchen:** 12'1" x 10'4" (3.68 m x 3.15 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Stainless steel sink, Gas central heating boiler.

**Office:** 10'9" x 10'0" (3.28 m x 3.05 m) Double glazed windows, Radiator.

**Shower/WC:** Wash basin, Shower cubicle, Low flush WC, Double glazed window.

### First Floor:

**Landing:** Split level landing.

**Bedroom 1:** 13'6" x 12'8" (4.11 m x 3.86 m) UPVC double glazed window, Radiator.

**Bedroom 2:** 15'11" x 6'2" (4.85 m x 1.88 m) UPVC double glazed window.

**Bedroom 3:** 14'2" x 12'9" (4.32 m x 3.89 m)

**Bathroom:** Comprising; Panelled bath with overbath shower and screen, Pedestal wash basin, Two UPVC double glazed windows, Heated towel rail/radiator.

**Separate WC:** Low flush WC, UPVC double glazed window.

### Basement:

#### Hall:

**Room 1:** 16'1" x 15'0" (4.90 m x 4.57 m) Gas meter, Radiator.

**Room 2:** 14'4" x 4'2" (4.37 m x 1.27 m)

### Second Floor:

**Landing 2:** Split level landing.

**Bedroom 4:** 12'11" x 6'6" (3.94 m x 1.98 m) UPVC double glazed window.



**Bedroom 5:** 13'3" x 12'10" (4.04 m x 3.91 m) Built in louvered cupboard, Two UPVC double glazed windows, Radiator.

**En-Suite:** Gas meter, Radiator.

**Bedroom 6:** 12'9" x 8'10" (3.89 m x 2.69 m) UPVC double glazed window, Radiator.

**Bedroom 7:** 8'11" x 7'9" (2.72 m x 2.36 m) Built in cupboard, UPVC double glazed window.

**Separate WC 2:** Low flush WC, UPVC double glazed window.

**Outside:**

**Front:** Forecourt Garden

**Rear:** Small yard

**Parking:** Off street parking to rear

**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 - C £2024.00 (2024/25)

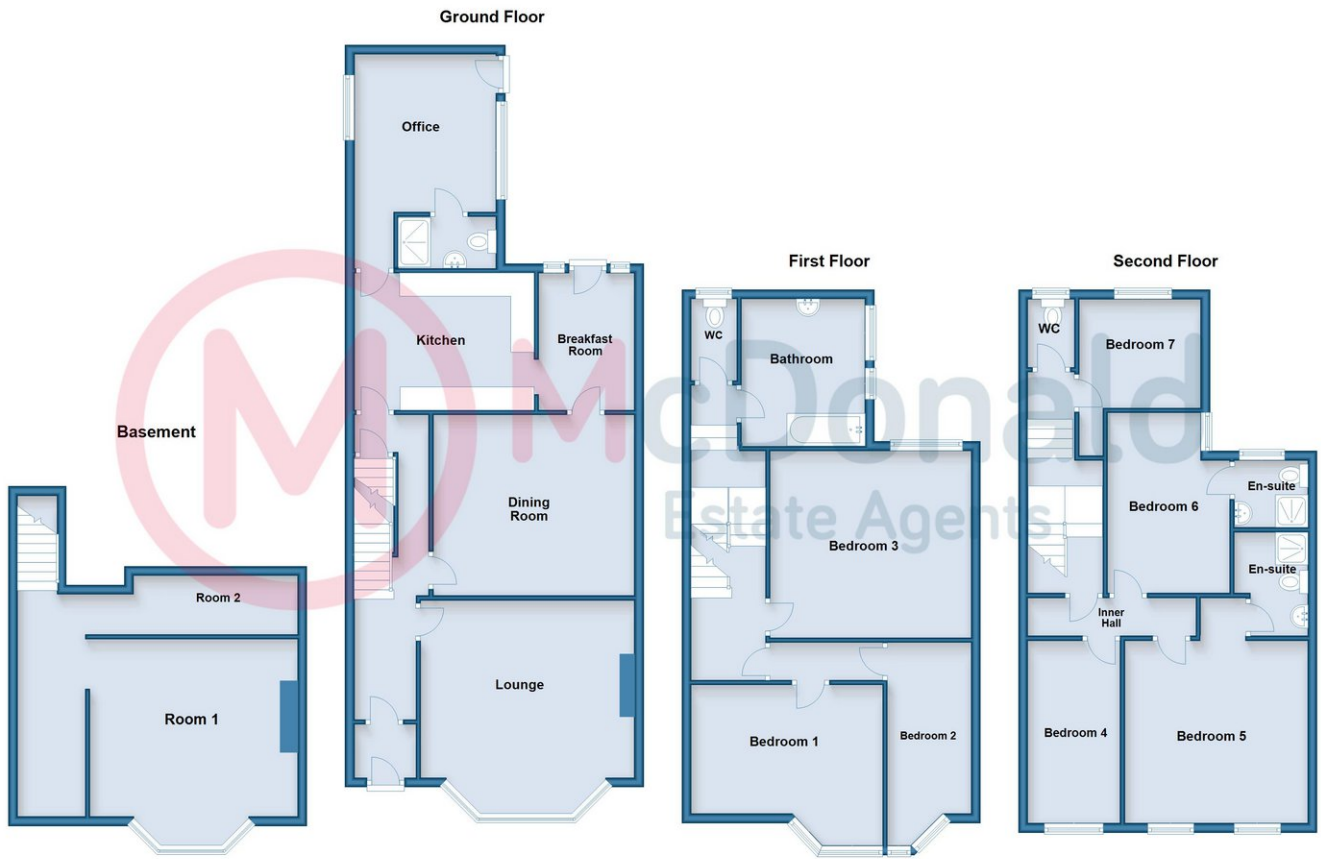


**Directions:** Take Central Drive heading south, at the traffic lights with Waterloo Road turn right, at the roundabout bear left onto Lytham Road, third right into Station Road, first left into Bond Street and finally second left into Osborne Road.

**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>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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Osborne Road

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