



10 Eaves Street, Blackpool,
Lancashire, FY1 2NH

£84,950

***** LARGE PROPERTY NEAR THE PROMENADE *****

This mid-garden terraced house would benefit from some further modernisation but is deceptively spacious. with three **DOUBLE** bedrooms, a **FOUR** piece bathroom, and a **DINING** kitchen almost 18ft x 12ft.

The property is just off Dickson road and under 0.2 miles to the **PROMENADE** and conveniently just 0.3 miles to the **TOWN CENTRE**.

- Three **DOUBLE** bedrooms
- Lounge
- **LARGE** dining kitchen
- **FOUR** piece bathroom
- Just 0.2 miles from **PROMENADE**
- Requires further modernisation

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Ground Floor:

Hall: Meter cupboard, Staircase, Wooden effect laminate flooring.

Lounge: 16'1" x 13'9" (4.90 m x 4.20 m) UPVC double glazed bay window, Fireplace with polished wooden fire surround and loving flame stone effect fire, Radiator, Wooden effect laminate floor, Doors to:-

Dining Kitchen: 17'9" x 11'10" (5.40 m x 3.60 m) Fitted wall and base cupboards, Roll edge works tops, Stainless steel sink, Built in Oven, Hob and Extractor hood, Plumbed for automatic washer, Two UPVC double glazed windows and rear door, Built in storage cupboard to one alcove, Part tiled walls.



First Floor:

Bedroom 1: 16'5" x 9'2" (5.00 m x 2.80 m) UPVC double glazed window, Wooden effect laminate flooring, Radiator.

Bedroom 2: 12'2" x 8'10" (3.70 m x 2.70 m) UPVC double glazed window, Gas central heating boiler, Radiator.

Bedroom 3: 13'1" x 8'2" (4.00 m x 2.50 m) Radiator, UPVC double glazed window.

Bathroom: Comprising Panelled bath, Pedestal wash hand basin and Low flush wc, Tiled shower cubicle, Radiator, UPVC double glazed window, Radiator.

Outside:

Front Garden: Forecourt garden

Rear Yard: Concreted for ease of maintenance

Heating: Gas central heating (NOT TESTED)

Council Tax: Band A / £1447.30 as at Aug 2023

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

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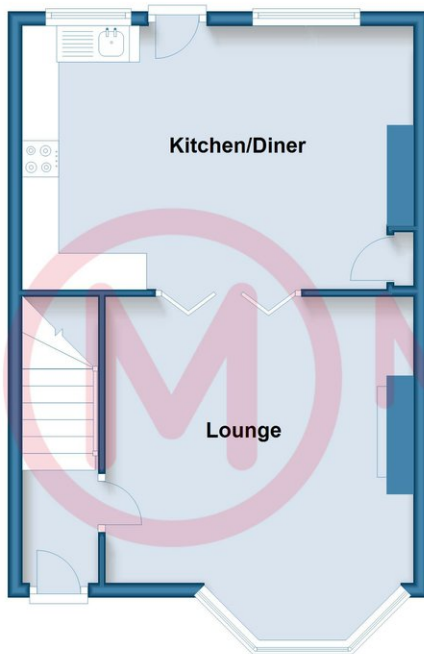
Directions: Heading south along the promenade from Bispham you'll reach the large roundabout at Gynn Square. Take the second exit into Dickson Road. Then take the fifth turning left into Eaves Street

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.

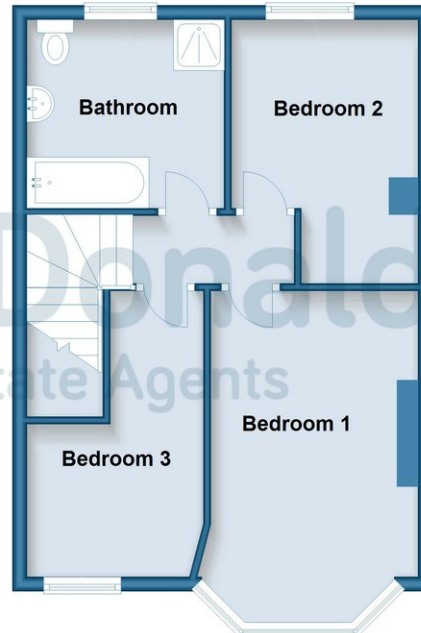
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			82
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Plan produced using PlanUp.

Eaves Street

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