



51 Leamington Road, Blackpool,
FY1 4HF

£124,950

***** WELL PRESENTED FAMILY HOME WITH GARAGE *****

Whilst this **SPACIOUS** mid garden terraced family home would benefit from further modernisation, it is very well presented and offers some very appealing features. With an invaluable **GARAGE** to the rear, **THREE** bedrooms (where the smallest is 8ft x 7ft), two **SEPARATE** reception rooms, a **FITTED** kitchen and **TWO** bathrooms, as a **SHOWER 'wet' room** to **BOTH** the ground floor **AND** first floor.

Located within just 150 yards of Whitegate Drive with numerous **LOCAL** shops and amenities.
No onward chain.

- **THREE** bedrooms
- **TWO** reception rooms
- **FITTED** kitchen
- **TWO** shower rooms
- **UPVC** double glazing
- **Gas** central heating

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- **Invaluable GARAGE**

- **No chain.**

Vestibule: UPVC double glazed front doors, Decorative period tiled walls, Tiled floor.

Hall: Staircase, Coved ceiling, Picture rail, Understairs storage with meters.

Lounge: 15'4" x 12'10" (4.67 m x 3.91 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Room16: 16'6" x 12'4" (5.03 m x 3.76 m) Fireplace with recessed living flame coal effect gas fire, Coved ceiling, Picture rail, Serving hatch to kitchen, UPVC double glazed windows and patio door to rear garden, Radiator.

Kitchen: 9'5" x 6'5" (2.87 m x 1.96 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel one and a half bowl sink, Built in hob, Part tiled walls, Open to:-

Inner Hall: UPVC double glazed window and rear door, Radiator.

Shower Room: Comprising; Shower 'wet' area, Low flush WC, Pedestal wash basin, Tiled floor and walls, Four UPVC double glazed windows, Radiator.

First Floor:

Landing:

Bedroom 1: 15'5" x 12'0" (4.70 m x 3.66 m) Picture rail, UPVC double glazed bay window, Radiator.

Bedroom 2: 16'6" x 12'3" (5.03 m x 3.73 m) Picture rail, UPVC double glazed bay window, Radiator.

Bedroom 3: 8'0" x 7'0" (2.44 m x 2.13 m) Picture rail, UPVC double glazed window, Radiator.

Shower Room: Modern three piece suite comprising; Large shower cubicle, Low flush WC, Vanity wash basin, Combi gas central heating boiler, Tiled walls, Tile effect laminate flooring, UPVC double glazed window, Heated towel rail/radiator.



Outside:

Front: Paved with inset flowerbeds.

Rear: Paved path, Stone gravelled and flowered beds, Numerous established shrubs and plants.

Garage: Larger brick garage to rear, Remote up and over door (fob required).

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)



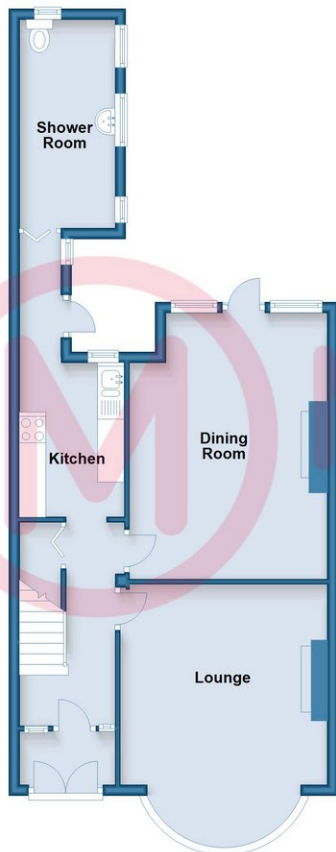
Directions: Head south along Whitegate Drive and turn first right into Leamington Road.

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.

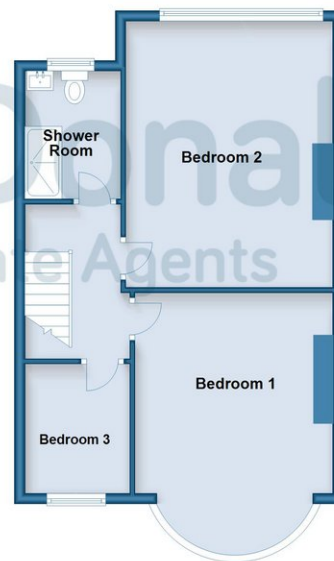
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Leamington Road

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