



13 Freckleton Street, Blackpool,
Lancashire, FY1 4AW

£73,950

***** IDEAL FIRST-TIME BUY or BUY-TO-LET *****

This mid-terraced house is well presented throughout with **TWO** bedrooms and two **SEPARATE** reception rooms, where the dining room is open-plan to the sizeable modern **FITTED** kitchen. In addition, there is gas central heating, UPVC double glazing and a current electrical test certificate. Immediately available with no onward chain.

- TWO bedrooms
- Two **SEPARATE** receptions
- **FITTED** kitchen
- UPVC double glazing
- Gas central heating
- Electrical test certificate
- Well presented
- **NO CHAIN**



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Vestibule: UPVC double glazed front door, Coved ceiling, Meter cupboard.

Lounge: 13'9" x 12'2" (4.20 m x 3.70 m) Fireplace with fire surround and composite marble inset and hearth, Meter cupboard, UPVC double glazed window, Double radiator.

Inner Hall: Understairs storage.

Dining Room: 12'2" x 10'6" (3.70 m x 3.20 m) Staircase, UPVC double glazed window, Double radiator. Open to:-

Kitchen: 10'2" x 7'7" (3.10 m x 2.30 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Extractor hood, Plumbed for washing machine, Tiled floor, UPVC double glazed windows and rear door.



First Floor:

Landing:

Bedroom 1: 13'9" x 12'2" (4.20 m x 3.70 m) Fitted wardrobes to alcoves, UPVC double glazed window, Radiator.

Bedroom 2: 10'6" x 7'7" (3.20 m x 2.30 m) Built in cupboard housing combi gas central heating boiler, Built in wardrobe, UPVC double glazed window, Radiator.

Bathroom: () Comprising; Panelled bath with shower attachment, Low flush WC, Pedestal wash basin, Tiled walls, Double glazed skylight window, Radiator.

Outside: Rear yard.

Heating: Gas central heating (There is a gas safety certificate available for inspection, dated July 2022).

Electrics: There is an electrical safety test certificate available for inspection, dated Sept 2019

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1447.30 (2023/24)



Directions: Take Park Road heading away from town, after crossing over Palatine Road turn first right into Ashton Road, second right into Woolman Road, third left into Anderson Street, turning left at the end into Freckleton 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			87
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Freckleton Street

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