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Estate Agents

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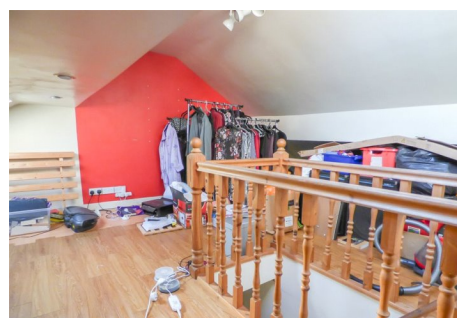
**41 Condor Grove,
Blackpool, FY1 5NA**

To book your viewing telephone
McDonald Estate Agents.

Day/Date:
Time:

£89,950

This is a sizeable MID GARDEN TERRACED HOUSE does require further modernisation. However, currently with two generous reception rooms PLUS a dining kitchen over 13' x 9', there are also three DOUBLE bedrooms PLUS a LOFT ROOM, UPVC double glazing, gas central heating and SOUTH facing rear gardens.



- THREE bedrooms PLUS loft room.
- TWO large reception rooms PLUS...
- Dining kitchen OVER 13' x 9'
- SOUTH facing rear.
- UPVC double glazing.
- Gas central heating.
- Within 1/4 mile of local supermarket.
- NO onward chain.



Vestibule

Hall: Radiator, Staircase to first floor.

Lounge: 18'1" x 11'6" (5.5m x 3.5m)

Fireplace with decorative fire surround, marble hearth & inset and living flame coal effect gas fire, UPVC double glazed bay window, Coved ceiling,



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Radiator, Open to: -

Dining Room: 12'11" x 12'2" (3.94m x 3.7m)

Fitted gas fire and tiled fire surround, Double radiator, UPVC double glazed window, Coved ceiling.

Dining Kitchen: 13'4" x 9'3" (4.06m x 2.82m)

Wall and base cupboard units, complimentary roll edge work tops, Plumbed for automatic washer, Stainless steel sink, UPVC double glazed window, Gas central heating boiler, Radiator.

First Floor

Landing: Staircase to second floor.

Bedroom 1: 18'8" x 12'2" (5.7m x 3.7m)

Two UPVC double glazed bay windows, Double radiator.

Bedroom 2: 13'6" x 9'7" (4.11m x 2.92m)

Built in Storage cupboard, UPVC double glazed window, Double Radiator.

Bedroom 3: 9'4" x 7' (2.84m x 2.13m)

Double glazed window, Radiator.

Bathroom: Comprising Paneled bath with shower attachment, Pedestal wash hand basin, Low flush w.c, UPVC double glazed window, Part tiled walls, Radiator, Towel rail.

Second Floor

Attic Room: 18'5" x 7'7" (5.61m x 2.3m)

Double glazed skylight window, Wood effect laminate flooring.

Outside

Front Garden: Forecourt garden.

Rear Garden: South facing, Concreted patio and path with flowered beds.

Parking: Potential for off street parking to the rear.

Heating: Gas central heating (NOT TESTED).

Directions: From our Blackpool office proceed in a southerly direction along Whitegate Drive through the traffic lights at Forest Gate. Proceed to the next set of traffic lights and turn right into Condor Grove.

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+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Are YOU thinking of selling?
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