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To book your viewing telephone
McDonald Estate Agents.

Day/Date:

Time:

£105,000

This spacious End Garden Terraced House has been modernized throughout by the current owners. In brief, THREE DOUBLE beds, a stylish fitted kitchen, modern ground and first floor shower rooms make this family home a must see! NO ONWARD CHAIN.



- Three DOUBLE bedrooms.
- TWO bathrooms.
- Gas central heating
- UPVC double glazing
- TWO basement rooms
- South facing rear garden
- Handy location for Whitegate Drive.



Ground Floor

Entrance Vestibule: Wooden front door, Stained glass door to;

Hallway: Radiator, Stairs to first floor, Coved ceiling.

Lounge: 14'10" x 11'1" (4.52m x 3.38m)

UPVC double glazed bay window with stained glass leaded lights, Radiator, Coved ceiling, Picture rail, T.V point, Open to;



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Dining Room: 12'1" x 11'11" (3.68m x 3.63m)

UPVC double glazed window, Coved ceiling, Picture rail, Door to;

Inner Hallway: UPVC double glazed window, Radiator, Doors to cellar staircase and Kitchen.

Ground Floor Shower Room: A 3 piece modern white suite comprising of Step in shower, Vanity wash hand basin and low flush w.c, recessed low voltage lighting, Tiled floor and walls, Extractor fan, UPVC double glazed window.

Kitchen: 13'5" x 8'8" (4.1m x 2.64m)

A modern range of base and wall units with complementary roll edge work tops, Single drainer stainless steel sink with mixer tap, Space for fridge/freezer, Plumbed for automatic washing machine, Splash back tiling, Tiled floor, Radiator, Built in electric oven, 4 ring gas hob with extractor hood over, UPVC double glazed window and door to rear yard.

Lower Ground Floor

Basement Room 1: 14'4" x 11'2" (4.37m x 3.4m)

UPVC double glazed window.

Basement Room 2: 12' x 11'11" (3.66m x 3.63m)

UPVC double glazed window.

First Floor

Landing: Split level landing with spindled bannister, UPVC double glazed window.

Bedroom 1: 15'2" x 10'2" (4.62m x 3.1m)

Two UPVC double glazed windows, Radiator.

Bedroom 2: 12'2" x 9'3" (3.7m x 2.82m)

UPVC double glazed window, Radiator.

Bedroom 3: 9'11" x 9'2" (3.02m x 2.8m)

UPVC double glazed window, Radiator, Wall mounted gas central heating system.

Shower Room: A modern 3 piece suite comprising of step in shower cubicle, Vanity wash hand basin, Low flush w.c, Tiled walls and floor, Radiator, UPVC double glazed window, Recessed low voltage lighting, Extractor fan.

Outside

Front Garden: Gravelled area, Shrub borders, Tarmac pathway.

Rear Garden: Concrete for ease of maintenance, Side gated access.

Heating: Gas central heating (NOT TESTED)

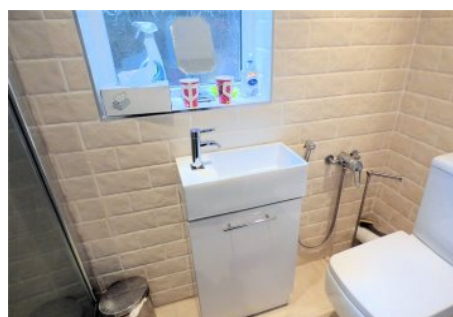
Directions: Our Blackpool sales office is located on the corner of Leeds Road.

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+) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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