



McDonald
Estate Agents

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**9 Chepstow Road,
Blackpool, FY3 7NW**

To book your viewing telephone
McDonald Estate Agents.

Day/Date:

Time:

£96,950

This well presented QUASI SEMI DETACHED HOUSE (end of 4) offers deceptively spacious family sized accommodation. Conveniently located within easy reach of both Blackpool and Poulton town centres, internal viewing comes highly recommended. NO ONWARD CHAIN.



- Modern kitchen and bathroom facilities
- UPVC double glazing
- Gas central heating
- Gardens
- Off street parking
- Ground floor WC



Ground Floor

Hallway: UPVC double glazed front door, Wood effect laminate flooring, Radiator, Meter cupboard, Gas meter, UPVC double glazed window, Stairs to first floor, Fitted cupboard.

Lounge: 14'10" x 10'11" (4.52m x 3.33m)

Feature coal effect gas fire with wood surround, Radiator, T.V point, UPVC double glazed window, Open to;



Successfully selling property since 1948.

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Dining Area: 9'3" x 8'10" (2.82m x 2.7m)
Wood effect laminate flooring, Radiator, UPVC double glazed window, Door to;



Kitchen: 9'9" x 9'6" (2.97m x 2.9m)
A range of wall and base units with complementary roll edge work tops, Single drainer stainless steel sink, Tiled splash backs, Gas cooker point, Wood effect laminate flooring, Radiator, Pantry cupboard, Plumbed for automatic washing machine, UPVC double glazed door, Door to;

Ground Floor W.C: Low flush w.c, UPVC double glazed window, Tiled floor, Stable door to outside.

Landing: UPVC double glazed window, Loft access, Radiator.

Bedroom 1: 13' x 10'11" (3.96m x 3.33m)
Fitted wardrobes, Radiator, UPVC double glazed window, Built in cupboard.



Bedroom 2: 12'5" x 9'8" (3.78m x 2.95m)
Fitted wardrobes, Radiator, UPVC double glazed window, T.V point, Built in cupboard.

Bedroom 3: 8'10" x 7'8" (2.7m x 2.34m)
Fitted wardrobes, Built in cupboard, Radiator, UPVC double glazed window.



Bathroom: A 3 piece suite comprising of P shaped panelled bath with shower over, Vanity wash hand basin unit, Low flush W.C Built in cupboard, Tiled walls, UPVC double glazed window, Chrome heated towel radiator.

Outside

Front Garden: Stone gravelled with flower bed.
Rear Garden: Mature garden with lawned area, Patio area, Fruit trees, Flower borders, Brick built outhouse.

Parking: Off street parking possible to private driveway located at the front of the property.

Heating: Gas central heating (NOT TESTED)

Directions: From our Blackpool office travel inland From Devonshire Square along Newton Drive. At the roundabout exit left into St.Walburga's Road. Continue to the next roundabout and turn right onto Garstang Road and finally first right into Chepstow 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		82
(69-80) C	66	
(55-68) D		
(39-54) E		
(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?
Call McDonald Estate Agents NOW, for your
FREE market appraisal.