



194 Palatine Road, Blackpool,
FY1 4DU

£97,950

***** IMMACULATE AND SPACIOUS GARDEN TERRACED HOME*****

This mid-garden terraced home is **IMMACULATELY** presented and offers generous, spacious accommodation briefly comprising; **TWO** separate reception rooms, a **FITTED** kitchen, two **DOUBLE** bedrooms and a **HUGE** bathroom.

Other appealing features include the *gas central heating, UPVC double glazing, UPVC CONSERVATORY and location conveniently within just 200 yards of Whitegate Drive with a wealth of shops and amenities and then just 0.3 miles of the award winning STANLEY PARK.

Available with NO ONWARD CHAIN.

- Two large DOUBLE bedrooms
- Two SEPARATE reception rooms
- Fitted kitchen
- External CONSERVATORY
- HUGE bathroom
- UPVC double glazed • Gas central heating
- No chain
- Well presented throughout

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McDonald

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Vestibule: UPVC double glazed front door, Meter cupboard.

Hall: Staircase, Meter cupboard, Radiator.

Lounge: 13'1" x 11'10" (4.00 m x 3.60 m) Beautiful fireplace with polished wood fire surround, composite marble inset and hearth with living flame coal effect gas fire, Coved ceiling, UPVC double glazed bay window, Double doors to:-

Dining Room: 13'9" x 12'10" (4.20 m x 3.90 m) Feature fireplace with polished wood fire surround, composite marble inset and hearth with living flame coal effect gas fire, UPVC double glazed window looking out onto the rear garden.

Kitchen: 10'10" x 9'10" (3.30 m x 3.00 m) Fitted wall and base cupboard units with complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Part tiled walls, Understairs storage, Gas central heating boiler, UPVC double glazed window and rear door.

Conservatory: 7'10" x 7'7" (2.40 m x 2.30 m) (External access). UPVC double glazed windows and door.

First Floor:

Landing: Split level landing.

Bedroom 1: 15'9" x 10'6" (4.80 m x 3.20 m) Two UPVC double glazed windows, Radiator.

Bedroom 2: 12'2" x 10'2" (3.70 m x 3.10 m) UPVC double glazed window, Radiator.

Bathroom: Very spacious three piece bathroom comprising; Panelled bath with overhead shower, Low flush WC, Pedestal wash basin, Built in louvred airing cupboard, Second built in louvred storage cupboard, Two UPVC double glazed windows, Radiator.

Outside:

Front: Forecourt garden.

Rear Yard: Concrete for ease of maintenance.

Heating: *Gas central heating (There is a gas safety check dated April 2024 available for inspection).

Additional Information: Roof - There is a quote/receipt for £5650 for extensive roof works from 2020 available for inspection.

Chemical damp proof course installed November 2023 - invoice available for inspection.

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)



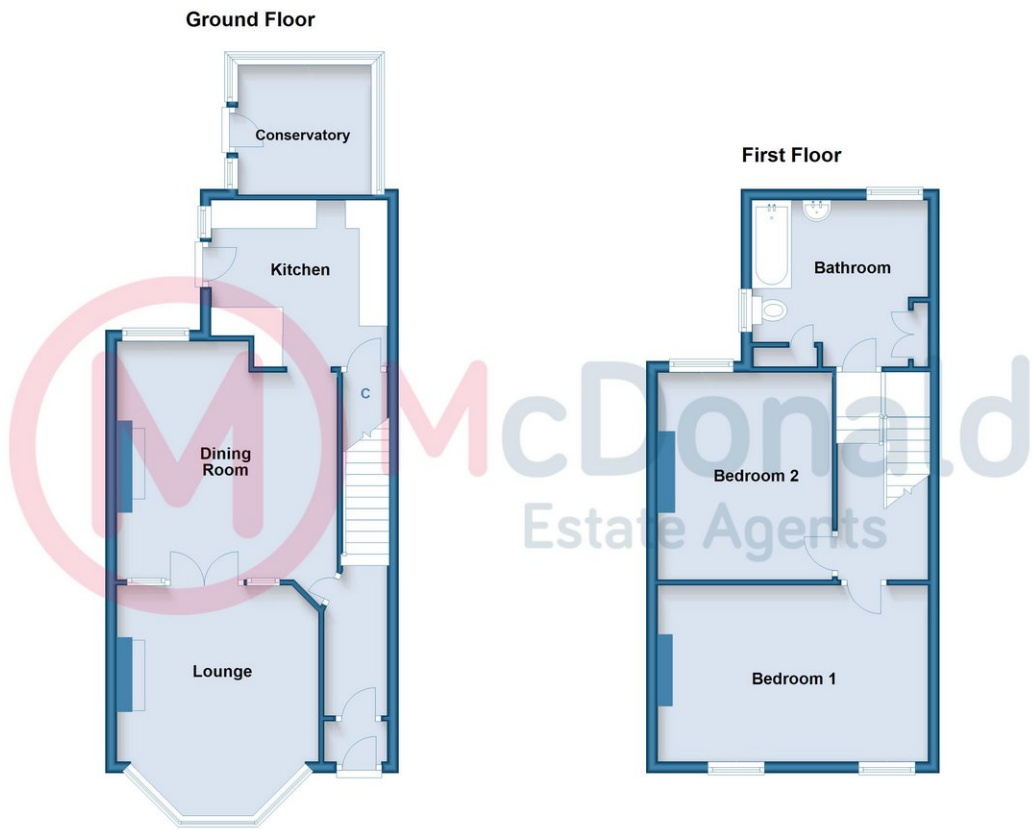
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Directions: From Devonshire Square travel south along Whitegate Drive. After the main lights at Mere Road/Hornby Road, take the second right into Palatine Road

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		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Palatine Road

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