



18 Argyll Road, Blackpool,
FY2 9UE

£210,000

**** POTENTIAL, POTENTIAL, POTENTIAL... ****

Packed with potential, this fantastic family-sized property offers an amazing opportunity to truly make it your own!

This semi-detached, four bedroom home is available with no chain delay! Boasting excellent room sizes, two reception rooms PLUS dining kitchen, four well proportioned bedrooms and spacious four piece family bathroom. Whilst modernisation is required throughout, viewing is a must to appreciate the potential this has in store to be a stunning home.

Idyllically located just 0.3 miles from Blackpool Promenade, 0.4 miles from the local school and 0.2 miles from North Shore Golf Club!

- Semi-Detached home
- Fantastic family sized accommodation
- Amazing potential
- Two reception rooms

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1948.



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- Dining kitchen
- Ground floor W/C
- FOUR bedrooms
- Garage
- NO CHAIN DELAY



Entrance: UPVC double glazed front door.

Porch: Part panelled walls, Panelled wooden door.

Hall: Meter cupboards, Coved ceiling, Picture rail, Laminate flooring, UPVC double glazed window, Radiator.

Ground Floor WC: Low flush WC, Wall mounted wash basin, Tiled walls and floor, UPVC double glazed window, Radiator.

Lounge: 14'0" x 13'0" (4.27 m x 3.96 m) Gas fire with feature fireplace and hearth, Coved ceiling, Laminate flooring, UPVC double glazed bay window, Radiator.



Second Reception Room: 16'6" x 13'0" (5.03 m x 3.96 m) Gas fire with marble effect inset and wooden fire surround, Coved ceiling, Picture rail, Laminate flooring, UPVC double glazed window, Radiator.

Dining Kitchen: 13'7" x 10'5" (4.14 m x 3.17 m) Fitted wall and base cupboard units with complementary work surfaces, Stainless steel sink and drainer with mixer tap, Space and plumbing for washing machine, Double oven, Gas hob with extractor over, Cupboard housing combi boiler, Wood panelled door to the rear, Tiled floor, Two UPVC double glazed windows to side and rear, Radiator.



Rear Porch: UPVC double glazed windows, UPVC double glazed door to rear.

First Floor:

Landing.

Bedroom 1: 14'1" x 12'4" (4.29 m x 3.76 m) Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.



Bedroom 2: 16'11" x 12'4" (5.16 m x 3.76 m) Range of fitted wardrobes, Coved ceiling, Picture rail, UPVC double glazed window, Radiator.

Bedroom 3: 11'0" x 9'6" (3.35 m x 2.90 m) Coved ceiling, Picture rail, Laminate flooring, UPVC double glazed window, Radiator.

Bedroom 4: 11'0" x 7'7" (3.35 m x 2.31 m) Coved ceiling, Picture rail, UPVC double glazed window, Radiator.

Bathroom: Four piece bathroom suite comprising; Walk-in shower, Panelled bath with shower attachment, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Towel heater/radiator.



Outside:

Front: Concrete driveway with paved forecourt front garden.

Rear: Low maintenance concreted space with paved patio area, Brick built outhouses.

Garage: Large brick built garage.

Heating: Gas central heating (NOT TESTED).

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

Council Tax: Band - C £2024.00 (2024/25)

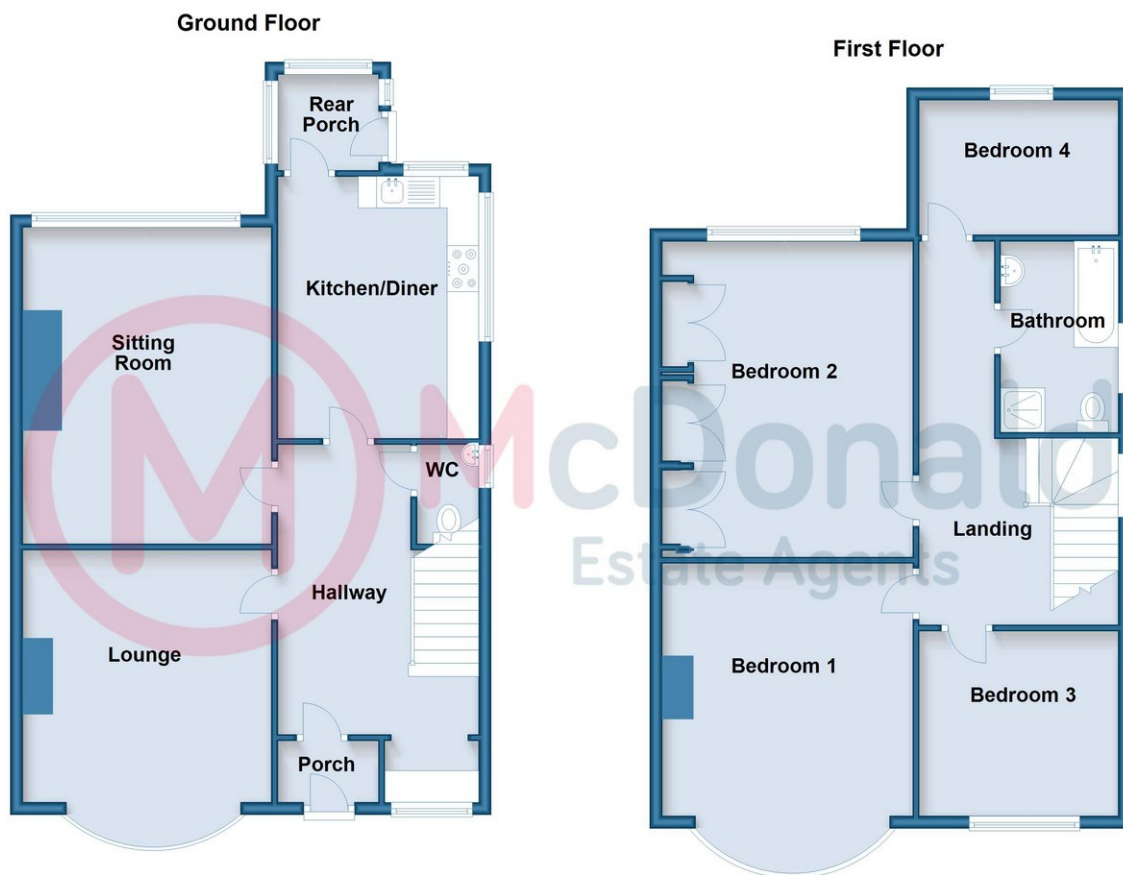


Directions: Take Devonshire Road (travelling north) to the roundabout at Warbreck Hill Road, take the first exit onto Warbreck Hill Road where Argyll Road can be found sixth on the right.

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		
(69-80)	C		68
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Argyll Road

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