



15 Mather Street, Blackpool,  
FY3 8RA

**£89,950**

**\*\*\* SUBSTANTIAL MID-TERRACE with THREE DOUBLE BEDROOMS \*\*\***

This mid garden terraced house does require further modernisation hence the attractive asking price. This would make a lovely family home as it offers very **SPACIOUS** accommodation with three **DOUBLE** bedrooms, where the smallest is **OVER 10ft x 8ft**. **TWO** large reception rooms and a **DINING** kitchen almost 15ft x 10ft. Further the property already has **UPVC double glazing**, **gas central heating** and a **SUNNIER** south/west facing rear.

- **THREE DOUBLE** bedrooms
- **Two** reception rooms
- **LARGE** dining kitchen
- **Bathroom**
- **UPVC** double glazing
- **Gas** central heating
- **Sunnier** south/west rear

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**Vestibule:** Meter cupboard.

**Hall:** Staircase, Radiator.

**Lounge:** 15'1" x 11'3" (4.60 m x 3.43 m) Fitted gas fire and surround, UPVC double glazed bay window, Open archway to:-

**Dining Room:** 15'1" x 11'11" (4.60 m x 3.63 m) UPVC double glazed window, Radiator.

**Inner Hall:** Understairs storage.

**Dining Kitchen:** ( ) Fitted base units, Roll edge worktops and breakfast bar, Combi gas central heating boiler, Two UPVC double glazed windows and rear door, Radiator.

**First Floor:**

**Landing:**

**Bedroom 1:** 15'0" x 11'8" (4.57 m x 3.56 m) UPVC double glazed window, Radiator.

**Bedroom 2:** 15'0" x 9'5" (4.57 m x 2.87 m) UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with overhead sower, Pedestal wash basin, Low flush WC, Panelled walls, UPVC double glazed window, Radiator.

**Bedroom 3:** 10'0" x 8'2" (3.05 m x 2.49 m) UPVC double glazed window, Radiator.

**Outside:**

**Front:** Forecourt garden

**Rear:** Sunnier south west facing rear, Concreted for ease of maintenance.

**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 - A £1518.00 (2024/25)





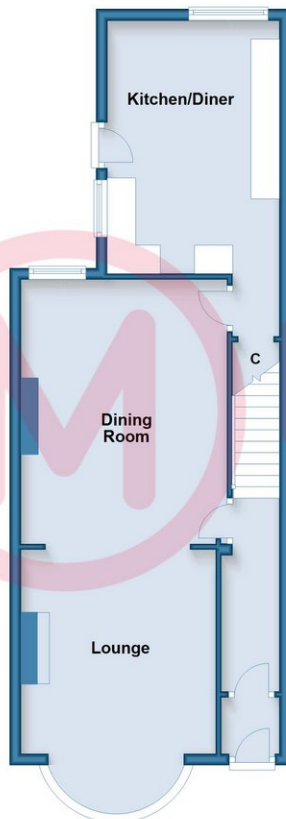
**Directions:** Travel north along Whitegate Drive and straight ahead at the lights into Devonshire Road. At the traffic lights with Talbot Road, turn right. Finally turning second right into Mather Street.

**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) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		75	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Mather Street

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