



67 Chesterfield Road,  
Blackpool, FY1 2PL

**£89,950**

**\*\*\* SPACIOUS GARDEN TERRACE close to the TOWN CENTRE AMENITIES \*\*\***

This mid garden terraced house does require further modernisation, but would then provide a lovely SPACIOUS traditional style stone bayed home with sunnier SOUTH facing rear gardens, conveniently located within just 0.6 miles of Blackpool North Train Station and the TOWN CENTRE.

With THREE bedrooms, two SEPARATE reception rooms, a fitted kitchen and SOUTH facing rear gardens.  
No onward chain.

- THREE bedrooms
- Two SEPARATE receptions
- FITTED kitchen
- Bathroom
- UPVC double glazing
- Gas central heating

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1948.



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- **SOUTH rear**
- **Needs modernisation**
- **No chain.**

**Ground Floor:**

**Hall:** Wooden effect laminate flooring, Staircase, Meter cupboard, Radiator, Understairs store.

**Vestibule:** UPVC double glazed front door.

**Lounge:** 15'11" x 11'6" (4.85 m x 3.51 m) UPVC double glazed bay window, Radiator, Coved ceiling, Wooden effect laminate flooring.

**Dining Room:** 16'3" x 11'7" (4.95 m x 3.53 m) UPVC double glazed bay window, Radiator, Coved ceiling.

**First Floor:**

**Landing:**

**Bedroom 1:** 15'10" x 11'2" (4.83 m x 3.40 m) UPVC double glazed bay window, Wooden effect laminate flooring.

**Bedroom 2:** 13'9" x 11'7" (4.19 m x 3.53 m) UPVC double glazed window, Radiator, Wooden effect laminate flooring.

**Bedroom 3:** 8'8" x 6'8" (2.64 m x 2.03 m) UPVC double glazed window, Double radiator.

**Bathroom:** Comprising Low flush wc, Pedestal wash hand basin, Heated towel rail/radiator, UPVC double glazed window, Part tiled walls.

**Outside:**

**Front Garden:** Concreted with flowered beds to borders.

**Rear Garden:** Concreted for ease of maintenance, South facing.

**Heating:** Gas central heating (NOT TESTED)

**Tenure:** We have been informed the property is Freehold. Interested parties should seek clarification from their solicitor.

**Council Tax:** Band B / £1771 per annum 2024/5



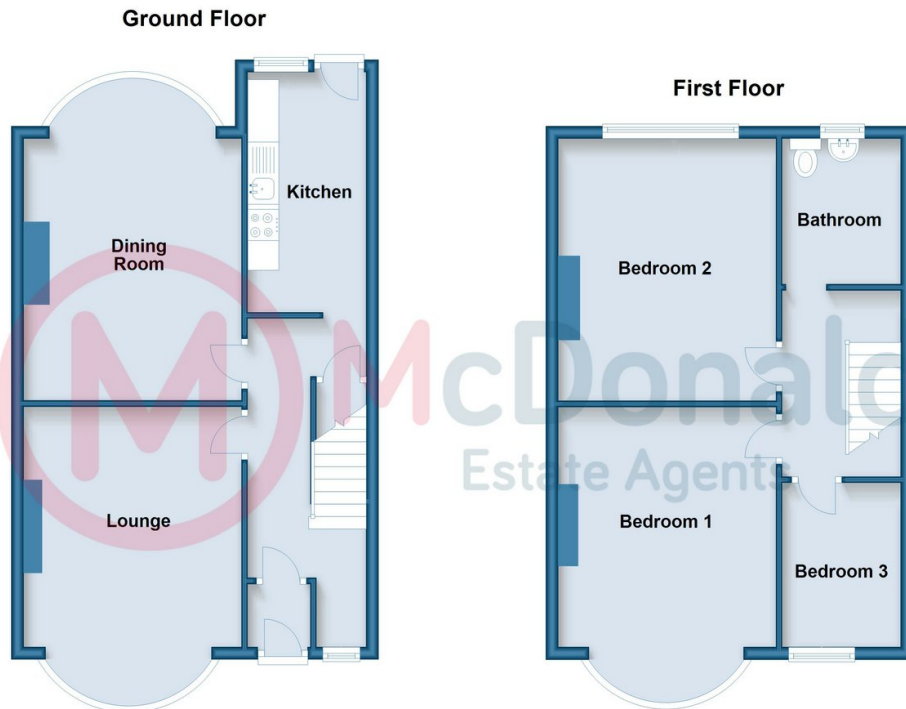
**Directions:** Travelling south along the promenade from Bispham, at the roundabout take the exit along Dickson Road towards the town centre. Take the second left into Carshalton Road, First right into Egerton Road and finally second left into Chesterfield Road. Number 67 is towards the far end on your 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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**Chesterfield Avenue**

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