



144 Bloomfield Road, Blackpool,  
FY1 6JW

**£120,000**

**\*\*\*PACKED WITH POTENTIAL\*\*\***

This three-bedroom semi-detached home offers a spacious layout but is in need of modernisation throughout, presenting a great opportunity for those looking to take on a project. The property features a ground floor offers a large living room with plenty of natural light, a separate dining area, and breakfast kitchen over 23' long!!

Upstairs, the three bedrooms are well-sized, offering good potential for comfortable family living, three piece bathroom suite with separate W/C.

This home is conveniently located close to local shops, transport links, and amenities, making it practical for everyday needs. With some care and renovation, this property has the potential to become a comfortable family home, ideal for those looking to invest in a space they can truly make their own.

- Packed with potential
- Two reception rooms
- Breakfast kitchen over 23'
- Three bedrooms



**McDonald**  
Estate Agents

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- Three piece bathroom
- Off street parking
- NO ONWARD CHAIN

**Entrance Porch:** Double wood panelled doors, Double glazed window.

**Hall:** Double glazed panelled door, Stairs to first floor, Coved ceiling, Understairs storage, Radiator.

**Lounge:** 13'0" x 11'4" (3.96 m x 3.45 m) Fireplace with an inset electric fire, Coved ceiling, UPVC double glazed bay window, Radiator.

**Dining Room:** Feature fireplace with wooden surround, Coved ceiling, UPVC double glazed window, Radiator.

**Kitchen:** 23'6" x 7'4" (7.16 m x 2.24 m) Fitted wall and base cupboard units with complementary worktops, Composite sink and drainer, Integrated gas oven and hob with extractor over, Plumbing and space for washing machine, Tiled splash back, Wall mounted boiler, Spot lighting, UPVC double glazed door and window, Radiator.



#### First Floor:

**Landing:** UPVC double glazed window, Radiator.

**Bedroom 1:** 10'6" x 12'11" (3.20 m x 3.94 m) Built in storage cupboard, UPVC double glazed window, Radiator.

**Bedroom 2:** 15'1" x 10'4" (4.60 m x 3.15 m) UPVC double glazed window, Radiator.

**Bedroom 3:** UPVC double glazed window, Radiator.

**Bathroom:** Panelled bath, Vanity wash basin, Corner shower unit, Tiled walls, UPVC double glazed window, Radiator.

**Separate WC:** Low flush WC, Part tiled walls, UPVC double glazed window.



#### Outside:

**Front:** Concrete driveway, with lawn to the side.

**Rear:** Paved patio area with lawn to rear, mature shrubs and trees offering privacy. Brick outbuildings.

**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)



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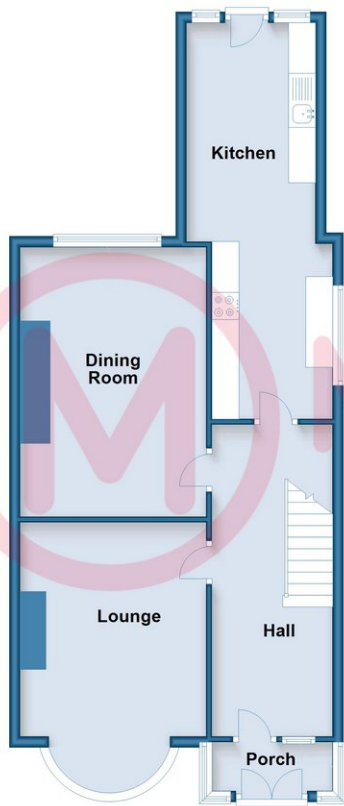
**Directions:** Travel south along Whitegate Drive. At the first set of lights turn right into Hornby Road. At the next set of lights turn left into Park Road. Follow this road for some distance and at the third set of lights turn right into Bloomfield Road.

**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.

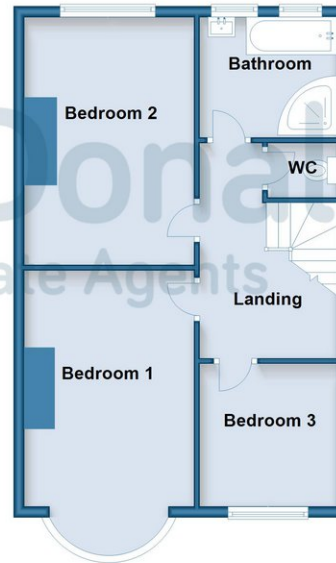
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	63	
(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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Bloomfield Road

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