



3 Condor Grove, Blackpool,
FY1 5JU

£100,000

This **DETACHED** house with **LARGE GARAGE** is in need of modernisation throughout.

This property offers a fantastic opportunity to create a spacious, family home. The ground floor offers a lounge to front, with open plan kitchen/dining room to the rear onlooking the southerly facing garden. Heading upstairs you will find **THREE** bedrooms, plus family bathroom.

Located conveniently less than 100 yards from the local super market, and just 0.2 miles from nearest school. Also sold with **NO CHAIN DELAY!**

- Detached home
- In need of modernisation
- Two reception rooms
- Three bedrooms
- Garage
- <100 yards from local super market
- 0.2 miles from nearest school
- NO CHAIN DELAY

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McDonald
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Entrance: UPVC double glazed front door.

Porch: Tiled walls.

Hall: Understairs storage.

Lounge: 10'10" x 11'8" (3.30 m x 3.56 m) Wall mounted electric fire, Panelled wall, UPVC double glazed window.

Dining Room: 13'10" x 10'8" (4.22 m x 3.25 m) Wall mounted electric fire, Storage cupboard, UPVC rear door, Radiator. Open to:-

Kitchen: 9'10" x 6'6" (3.00 m x 1.98 m) Fitted wall and base cupboard units with complementary worktops, Sink and drainer unit with mixer tap, Integrated gas hob, Space for washing machine, Space for fridge freezer, UPVC double glazed window.

First Floor:

Bedroom 1: 11'0" x 10'10" (3.35 m x 3.30 m) Built in storage, Double glazed window, Radiator.

Bedroom 2: 14'1" x 9'1" (4.29 m x 2.77 m) Built in wardrobes, UPVC double glazed window, Radiator.

Bedroom 3: 7'10" x 6'4" (2.39 m x 1.93 m) Double glazed window, Radiator.

Bathroom: Panelled bath with overhead shower, Wash basin, Low flush WC, UPVC double glazed window, Tiled walls, Towel heater radiator.

Outside:

Front: Block paved front garden.

Rear: Artificial lawned area, Timber shed.

Garage: Storage area.

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)



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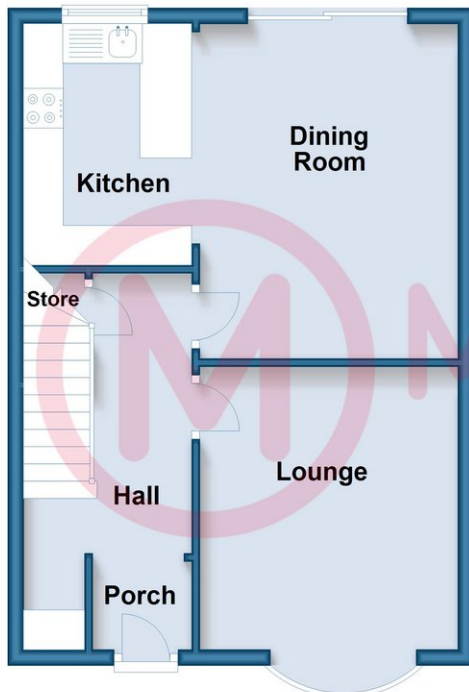
Directions: Take Whitegate Drive and proceed in a southerly direction through the traffic lights at Forest Gate. Proceed to the next set of traffic lights and turn right into Condor Grove.

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.

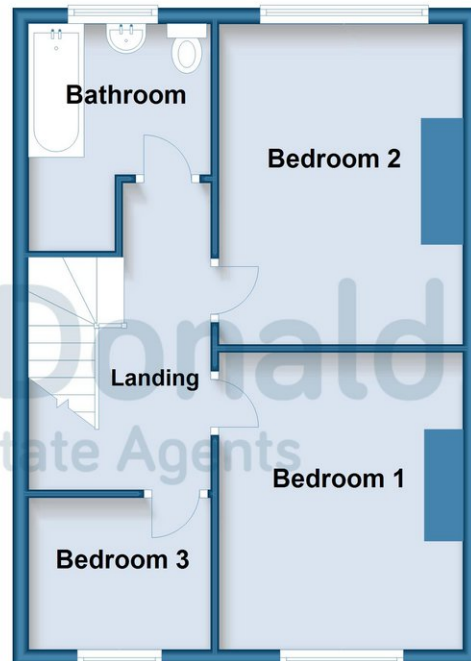
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Condor Grove

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