



51 Crystal Road, Blackpool,
FY1 6BS

£99,950

***** RECENTLY REFURBISHED HOME near the SEAFRONT / PROMENADE *****

This is a lovely example of a traditional style, stone bayed End Garden Terraced house with **SPACIOUS** accommodation throughout.

Following recent refurbishment the property is now beautifully presented and tastefully appointed with a **STYLISH** fitted kitchen, **MODERN** shower room and **SEPARATE** wc, **TWO** reception rooms and two generous **DOUBLE** bedrooms.

Situated just 200 yards from the **PROMENADE** and main tourist attractions, with numerous local shops and amenities on **LYTHAM ROAD**.

- TWO DOUBLE bedrooms
- Two reception rooms
- NEWLY fitted kitchen
- NEWLY fitted bathroom
- Gas central heating • UPVC double glazing
- SOUTH rear
- Nr: SEAFRONT
- No chain.

Award winning property sales since 1948.



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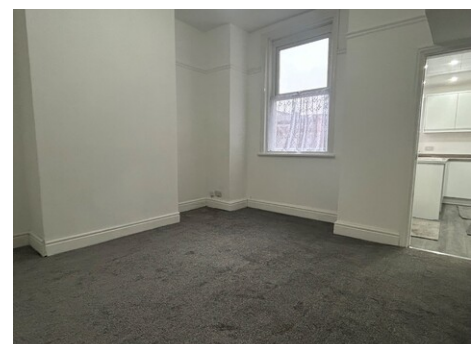
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Vestibule: Coved ceiling, UPVC double glazed front door.

Hall: Staircase, Coved ceiling, Picture rail, Double radiator.

Lounge: 15'8" x 12'1" (4.78 m x 3.68 m) Beautiful decorative fireplace with fire surround, Tiled inset and open fireplace, Built in cupboard to alcove, Coved ceiling, Picture rail, Radiator.

Dining Room: 13'6" x 13'1" (4.11 m x 3.99 m) Picture rail, UPVC double glazed window.

Kitchen: 12'4" x 7'6" (3.76 m x 2.29 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven, Hob and extractor hood, Plumbed for washing machine, Large understairs storage, Panelled ceiling, UPVC double glazed window and rear door, Heated towel rail/radiator.

First Floor:

Landing: Split level landing.

Bedroom 1: 16'3" x 12'7" (4.95 m x 3.84 m) Walk in wardrobe, Two UPVC double glazed windows, Double radiator.

Bedroom 2: 12'0" x 10'6" (3.66 m x 3.20 m) Built in cupboard housing gas central heating boiler, Picture rail, Double radiator.

Bathroom: Modern bathroom comprising; Panelled bath with overhead shower and screen, Pedestal wash basin, Panelled walls and ceiling, Extractor fan, UPVC double glazed window, Heated towel rail/radiator, Wooden effect laminate flooring.

Separate WC: Low flush WC, Wash basin, UPVC double glazed window, Heated towel rail/radiator.

Outside:

Front: Forecourt garden.

Rear Yard: South facing, Stone paved, Two brick stores.

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)



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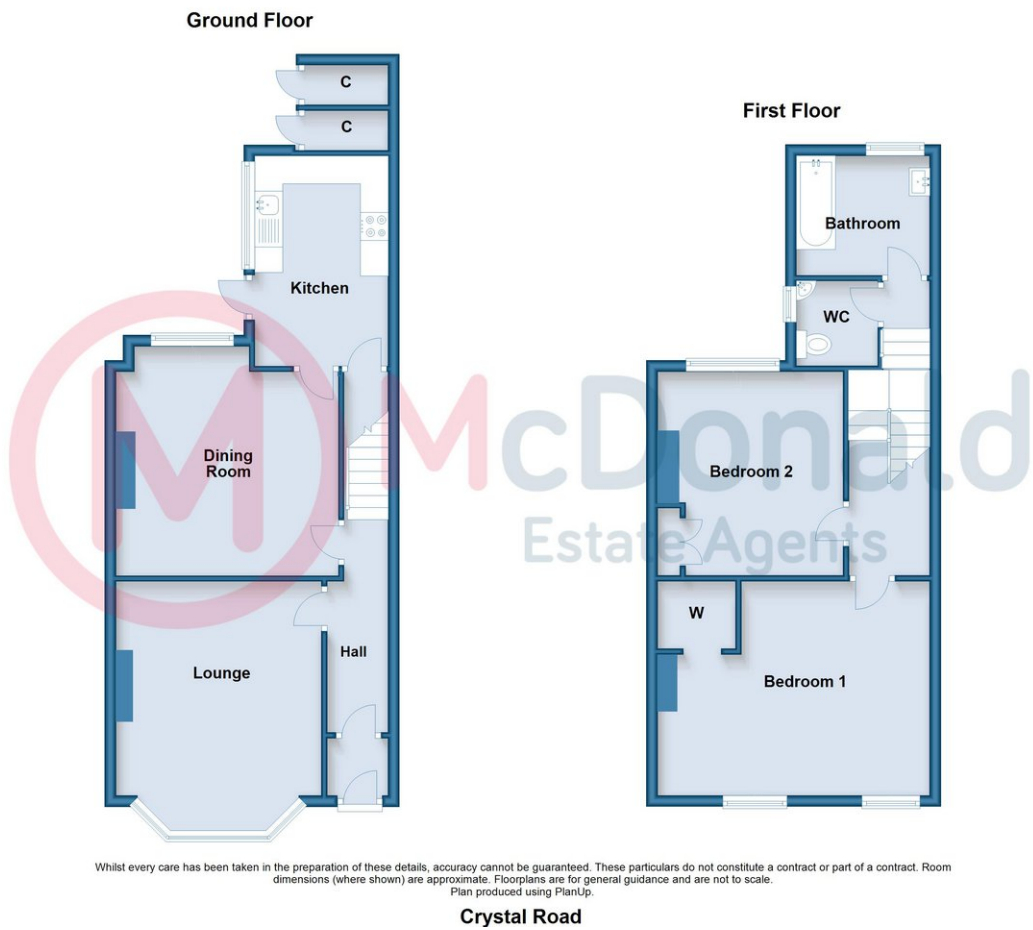


Directions: Travel south along Whitegate Drive, at the first set of lights turn right into Hornby Road. At the next set of lights turn left into Park Road. Follow this road for some distance and at the third set of lights turn right into Bloomfield Road. Continue this roads FULL length and turn left into Lytham Road. Finally take your second right into Crystal 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) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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