



86 Cocker Street, Blackpool,
FY1 2EB

£68,950

***** ATTENTION INVESTORS / DEVELOPERS - LARGE FOUR BED HOUSE *****

This is a mid garden terraced house which does require modernisation throughout. **VERY SPACIOUS** with **FOUR** bedrooms and a family bathroom to the first floor. **TWO SEPARATE** reception rooms and a **DINING** kitchen to the ground floor.

Conveniently within just 0.3 miles of the **PROMENADE** and 0.2 miles of **BLACKPOOL NORTH TRAIN STATION**

No onward chain.

- FOUR bedrooms
- Bathroom
- TWO reception rooms
- DINING kitchen
- UPVC double glazing
- Gas central heating
- SOUTH rear
- Close to SEAFRONT
- Close to TRAIN STATION

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Lounge: 15'4" x 11'3" (4.67 m x 3.43 m) Recessed fireplace to chimney breast, Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Room: 15'2" x 9'2" (4.62 m x 2.79 m) Fitted wardrobes, UPVC double glazed window. (Previously used as a 5th bedroom).

Dining Kitchen: 12'2" x 9'6" (3.71 m x 2.90 m) Fitted wall and base cupboards, Complementary roll edge worktops, Stainless steel sink, UPVC double glazed window and rear door, Understairs storage, Plumbed for washing machine.

First Floor:

Landing:

Bedroom 1: 12'6" x 8'9" (3.81 m x 2.67 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bedroom 2: 12'11" x 9'11" (3.94 m x 3.02 m) UPVC double glazed window.

Bedroom 3: 9'6" x 6'5" (2.90 m x 1.96 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Low flush WC, Pedestal wash basin, UPVC double glazed window.

Bedroom 4: 9'6" x 6'8" (2.90 m x 2.03 m) UPVC double glazed window.

Outside:

Front: Forecourt garden.

Rear: Paved rear yard.

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 - B £1771.00 (2024/25)



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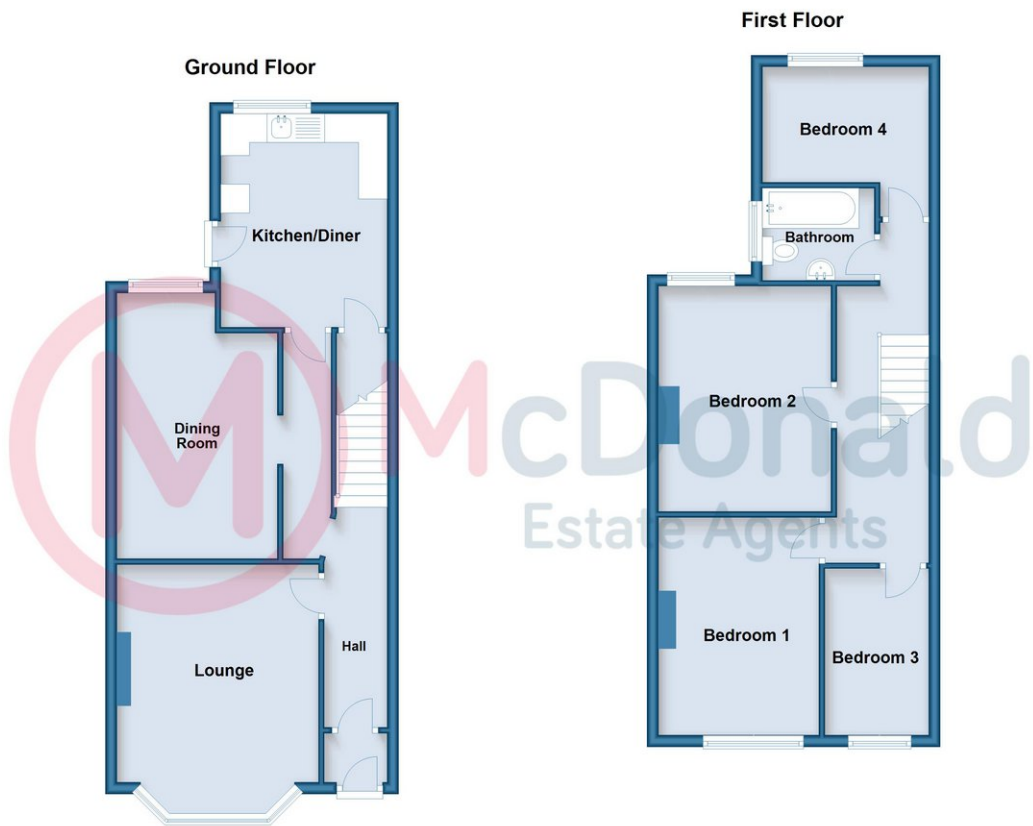


Directions: Head north out of Blackpool town centre along Dickson road turning right at the church into Cocker Street.

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)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Cocker Street

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