



89 Onslow Road, Blackpool,
FY3 7EP

£84,950

***** LOCAL SHOPS, near HOSPITAL, GREAT FIRST TIME
BUY or BUY TO LET *****

**This mid garden terraced house has a lounge, FITTED
dining kitchen which is supplemented by a separate UTILITY
ROOM and two DOUBLE bedrooms where the main
bedroom is HUGE at over 13ft x 11ft.**

**The property would benefit from further updating, but
amongst the current improvements is a *NEW ROOF!
Situated just 250 yards from Layton Centre with all its shops
and amenities and just 3/4 mile from Victoria HOSPITAL.**

No Chain

- Two DOUBLE bedrooms
- Near Layton Centre
- Lounge
- FITED dining kitchen
- UTILITY
- Near HOSPITAL
- *NEW ROOF
- UPVC double glazing
- Gas central heating



McDonald
Estate Agents

Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk



Award winning property sales since 1948.



Vestibule: UPVC double glazed front door and window.

Lounge: 13'0" x 11'5" (3.96 m x 3.48 m) Feature fireplace with fire surround, Marble inset and hearth and living flame coal effect gas fire, Coved ceiling, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Inner Hall: Staircase.

Kitchen: 13'0" x 10'8" (3.96 m x 3.25 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in cupboard housing combi gas central heating boiler, Understairs storage, UPVC double glazed window, Radiator.

Utility: Fitted base cupboard, Roll edge worktop, Colour coordinated sink, UPVC double glazed windows and rear door.

First Floor:

Bedroom 1: 13'0" x 11'5" (3.96 m x 3.48 m) UPVC double glazed window, Radiator.

Bedroom 2: 14'2" x 7'6" (4.32 m x 2.29 m) UPVC double glazed window, Radiator.

Outside:

Front: Forecourt garden.

Rear Yard: Concrete for ease of maintenance, Brick store.

Additional Information:

- i) Remaining items of furniture and white goods available subject to negotiation.
- ii) There is a damp proofing guarantee for works done, available for review dated Mar 2024
- iii) There is a paid invoice copy for the new roof dated available for review.

Heating: Gas central heating (Boiler install record 2020 and gas safety service May 2024, document copies available for review).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1594.81 (2025/26)



Award winning property sales since 1948.



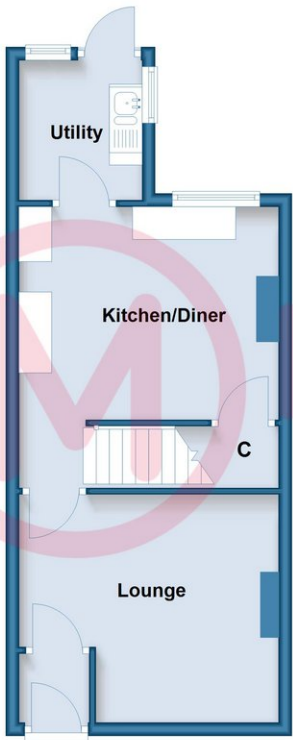
Directions: Travel North along Whitegate Drive. Proceed straight ahead at the lights into Devonshire Road. At the traffic lights turn right into Talbot Road. Follow the road around and bear left, now into Westcliffe Drive. After the roundabout take the second turning right into Onslow Road.

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		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale.
Plan produced using PlanUp.

Onslow Road

Are YOU thinking of selling?

Call McDonald Estate Agents NOW, for
your FREE market appraisal.