



36 Cross Street, Blackpool,
FY1 2EA

£66,950

***** EXTENDED TERRACE with GREAT POTENTIAL *****

This terraced house is excellent value for money at well under £70,000 and yet with **TWO DOUBLE** bedrooms, Two **SEPARATE** reception rooms and a kitchen **OVER 17ft x 8ft**. Located just 0.2 miles from the **SEAFRONT**, and then 0.3 miles from **NOETH SHORE TRAIN STATION** and the **TOWN CENTRE**.

No Chain.

- TWO bedrooms
- TWO reception rooms
- LARGE kitchen
- UPVC double glazing
- Gas central heating
- Close to SEAFRONT
- Close to TOWN CENTRE
- Close to TRAIN STATION



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 **BRITISH PROPERTY AWARDS 2021** **GOLD WINNER**
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Vestibule: UPVC double glazed front door.

Dining Room: 14'2" x 10'11" (4.32 m x 3.33 m) Gas fire, UPVC double glazed window, Radiator.

Inner Hall: Staircase.

Lounge: 14'2" x 10'3" (4.32 m x 3.12 m) Fireplace with fire surround and living flame coal effect gas fire, Understairs storage, Wood effect laminate flooring, UPVC double glazed window.

Dining Kitchen: 17'1" x 8'2" (5.21 m x 2.49 m) Wall and base cupboards, Roll edge worktops, Stainless steel sink, Built in oven and hob, Plumbed for washing machine, Tiled floor, UPVC double glazed window and rear door.

First Floor:

Bedroom 1: 14'2" x 10'11" (4.32 m x 3.33 m) Two UPVC double glazed windows, Radiator.

Bedroom 2: 14'8" x 6'5" (4.47 m x 1.96 m) Built in wardrobe to alcove, Built in cupboard housing gas central heating boiler, UPVC double glazed window, Radiator.

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

Outside: 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 - A £1594.81 (2025/26)



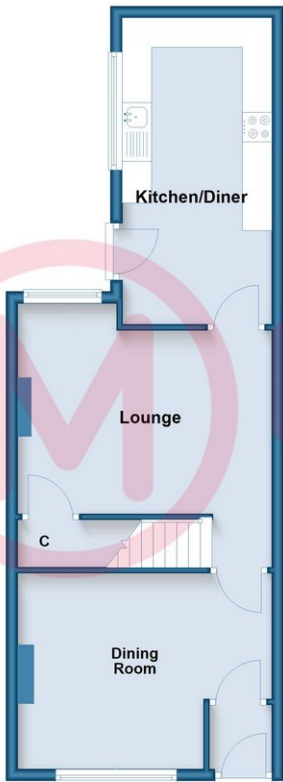
Directions: From the town centre and Talbot Square travel inland along Talbot Road. At the second set of lights bear right into Dickson Road. Stay in the left hand lane and proceed to the mini roundabouts. At the first roundabout turn right into Mount Street, and at the next roundabout turn right into Exchange Street. Cross Street is then first left.

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		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Cross street

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