



34 Elizabeth Street, Blackpool,
FY1 3JB

£89,950

***** SPACIOUS MODERN STYLE BUILD near the TOWN CENTRE *****

Whilst requiring some redecoration, for a 'new build' style home this property is **VERY SPACIOUS**. With Two generous **DOUBLE** bedrooms, a lounge **OVER 19ft x 13ft** and **FITTED** dining kitchen which incorporates a **LARGE** ground floor **ADDITIONAL WC**.

Very conveniently located within just 0.2 miles of BLACKPOOL NORTH TRAIN STATION and the TOWN CENTRE.

No chain.

- Two **DOUBLE** bedrooms
- **FITTED** dining kitchen
- Modern bathroom
- UPVC double glazing
- Gas central heating
- Close to **TOWN CENTRE**
- Close to **TRAIN STATION**
- No chain.



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: Double glazed composite front door.

Lounge: 19'9" x 13'5" (6.02 m x 4.09 m) Staircase, Understairs storage, UPVC double glazed window, Radiator.

Dining Kitchen: 13'4" x 10'3" (4.06 m x 3.12 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Built in oven and hob with extractor hood, Combo gas central heating boiler, UPVC double glazed window and composite double glazed rear door. Incorporating:-

Ground Floor WC: Low flush WC, Wash basin, Radiator.

First Floor:

Landing.

Bedroom 1: 13'4" x 10'6" (4.06 m x 3.20 m) Two UPVC double glazed windows, Radiator.

Bedroom 2: 13'4" x 7'0" (4.06 m x 2.13 m) Two UPVC double glazed windows, Radiator.(access not available at time of listing - description estimated).

Bathroom: Panelled bath with shower over, Pedestal wash basin, Low flush WC, Part tiled walls.

Outside:

Front: Mostly paved.

Rear: Lawned, Paved path.

Heating: Gas central heating (NOT TESTED).

Tenure: We are awaiting confirmation from the sellers legal advisor.

Council Tax: Band - B £1860.61 (2025/26)

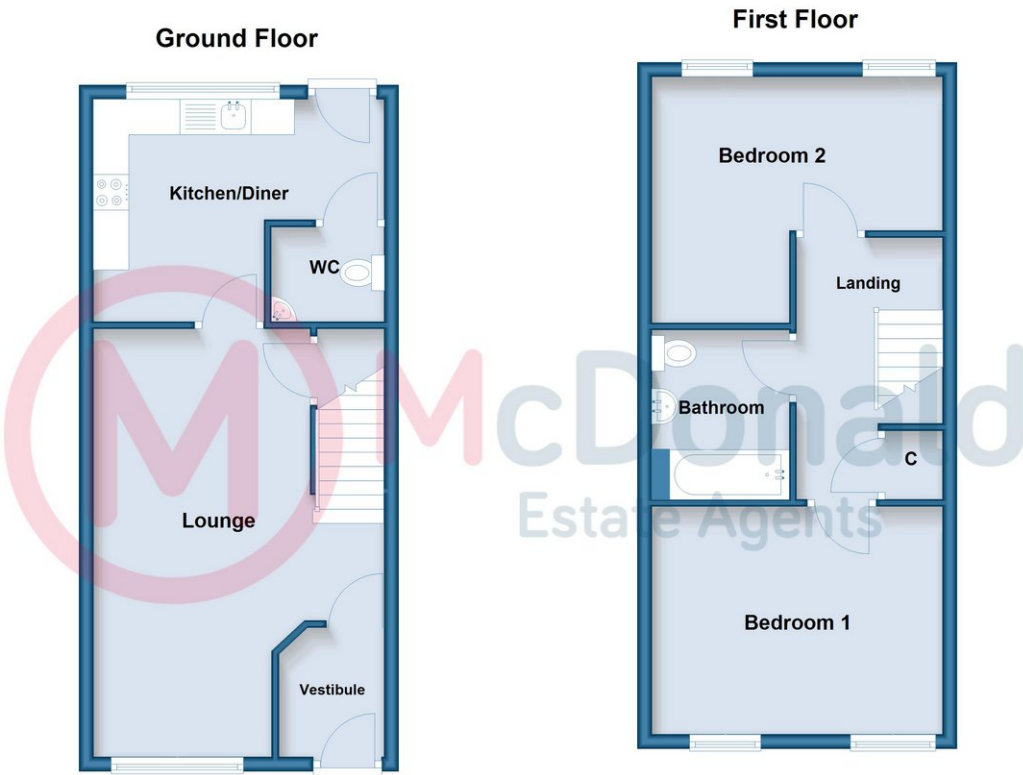


Directions: From Whitegate Drive continue to the junction at Devonshire Square, turn left into Church Street. Elizabeth Street is the fourth turning on your right hand side.

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	<div>79</div>	<div>91</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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.

Elizabeth Street

Are YOU thinking of selling?
Call McDonald Estate Agents NOW, for
your FREE market appraisal.