



16 Benson Road, Blackpool,
FY3 7HP

£154,950

***** CHARACTERFUL SEMI-DETACHED HOME
ON A CORNER PLOT *****

This charming semi-detached house, featuring a popular design, is well-presented but could benefit from some further modern updates. It offers two spacious, separate reception rooms and a generous kitchen, measuring over 16 feet in length. The bedrooms are all well-proportioned, with the smallest being a comfortable 11ft x 7ft. There is also a modern shower room and a separate WC.

Set on a larger corner plot, the property boasts gardens to the front, offering potential for additional parking, as well as a side garden currently housing a timber shed. The rear garden features a patio area, perfect for outdoor relaxation. In addition, there is a valuable garage and extra parking space.

No onward chain.

- Three GOOD SIZE bedrooms
- Shower Room; Separate WC
- Lounge; Dining Room
- Kitchen
- UPVC double glazing; Gas central heating
- Gardens Front, Side and Rear
- GARAGE plus parking.

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McDonald

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Vestibule: Meter cupboard, Quarry tiled floor, UPVC double glazed front doors.

Hall: Staircase, Understairs storage and cupboard also housing boiler, Coved ceiling, UPVC double glazed side door, Double radiator.

Lounge: 12'9" x 12'3" (3.89 m x 3.73 m) Living flame coal effect gas fire recessed to the chimney breast, Coved ceiling, UPVC double glazed bay window, Double radiator.

Dining Room: 13'2" x 11'2" (4.01 m x 3.40 m) Feature recessed fireplace, Coved ceiling, UPVC double glazed patio doors to rear garden, Radiator.

Kitchen: 16'4" x 8'7" (4.98 m x 2.62 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Part tiled walls, Two UPVC double glazed windows, UPVC double glazed rear door, Double radiator.



First Floor:

Landing:

Bedroom 1: 12'4" x 11'2" (3.76 m x 3.40 m) Fitted wardrobe, Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 2: 13'2" x 10'4" (4.01 m x 3.15 m) Built in wardrobes, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 3: 11'0" x 7'3" (3.35 m x 2.21 m) Coved ceiling, UPVC double glazed window, Radiator.

Shower Room: Comprising; Large shower cubicle, Vanity wash basin, Panelled ceiling and walls, UPVC double glazed window, Heated towel rail/radiator.

Separate WC: Low flush WC, Panelled walls, UPVC double glazed window.



Outside:

Front: Crazy paved and flowerbeds.

Side: Flowerbed and raised patio with timber shed.

Rear: Mainly as paved patio with established flowerbed to border.

Garage: Brick garage with an up and over door, Plus additional and potential further parking for multiple vehicles.

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 - C £2126.41 (2025/26)

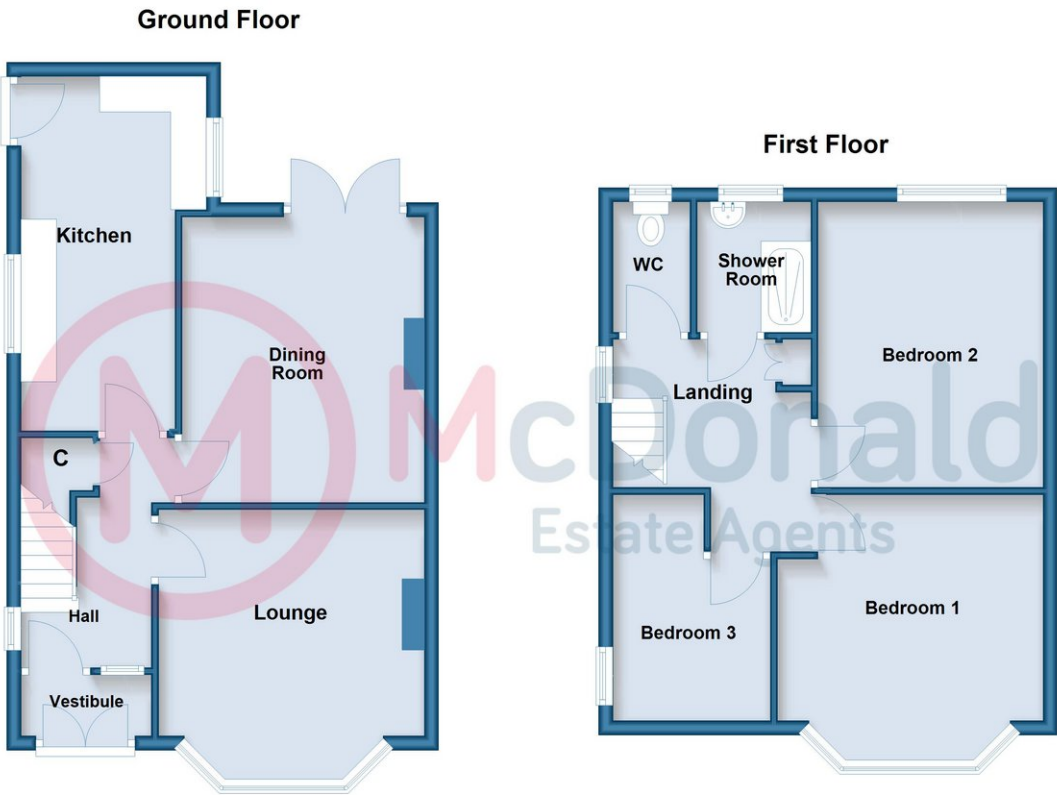


Directions: Travel north along Whitegate Drive to the at the lights with Talbot Road, turn right and continue towards Layton, bearing left through the centre. Upon reaching the top of the hill rather than bearing right continue straight ahead into Bispham Road and then follow the road around to the right, this is Benson 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		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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 Plan produced using PlanUp.

Benson Road

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