



1 Butler Street, Blackpool,  
FY1 3BQ

**£89,950**

**\*\*\* SUBSTANTIAL END TERRACE on the EDGE OF THE TOWN CENTRE \*\*\***

This is a **LARGE** end garden terraced house, literally on the edge of the **TOWN** centre with all its amenities, including the new **TALBOT GATEWAY DEVELOPEMENTS** including the **NEW** tram station, **NEW** relocated government buildings and proposed **MULTI-VERSITY...** surely a excellent opportunity as a **BUY-TO-LET** or maybe student accommodation in the future. (obviously subject to any planning requirements). Briefly comprising; Two separate receptions, a fitted kitchen with **UTILITY**, **THREE** sizeable bedrooms, the smallest being well **OVER 9ft x 6ft**, a bathroom and separate **WC**.

**OUTSTANDING POTENTIAL... no onward chain.**

- **THREE** good bedrooms
- **TWO** reception rooms
- Fitted kitchen; Utility
- Bathroom; Separate WC
- UPVC double glazing; Gas central heating
- Close to **TOWN CENTRE**



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Estate Agents

**Fylde Coast Property Hub**  
81-83 Red Bank Road, Bispham, FY2 9HZ  
01253 398 498  
sales@mcdonaldproperty.co.uk  
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**Vestibule:** Double glazed composite front door.

**Hall:** Staircase, Radiator.

**Lounge:** 14'0" x 11'5" (4.27 m x 3.48 m) Coved ceiling, UPVC double glazed bay window, Radiator.

**Inner Hall:** Radiator.

**Dining Room (Bedroom 4):** 13'6" x 8'5" (4.11 m x 2.57 m) UPVC double glazed window, Radiator.

**Dining Kitchen:** 15'6" x 9'3" (4.72 m x 2.82 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Door to basement, UPVC double glazed window, Radiator.

**Basement:** 14'1" x 11'8" (4.29 m x 3.56 m) Meters, UPVC double glazed window, Radiator.

## **First Floor:**

**Landing:** Split level landing.

**Bedroom 1:** 15'2" x 11'10" (4.62 m x 3.61 m) Two UPVC double glazed windows, Radiator.

**Bedroom 2:** 11'10" x 9'9" (3.61 m x 2.97 m) UPVC double glazed window, Radiator.

**Bathroom:** Panelled bath with over bath shower, Pedestal sink, Part tiled walls, UPVC double glazed window.

**Separate WC:** Low flush WC, Half tiled walls, UPVC double glazed window.

**Bedroom 3:** 9'4" x 6'10" (2.84 m x 2.08 m) UPVC double glazed window, Radiator.

## **Outside:**

**Front:**

**Rear:** Concreted rear yard.

**Gas:** Gas tested February 2024. (Gas safety Record available to view in the office).

**Electric:** Tested March 2024 (Electrical Installation Condition Report available to view in the office).

**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)



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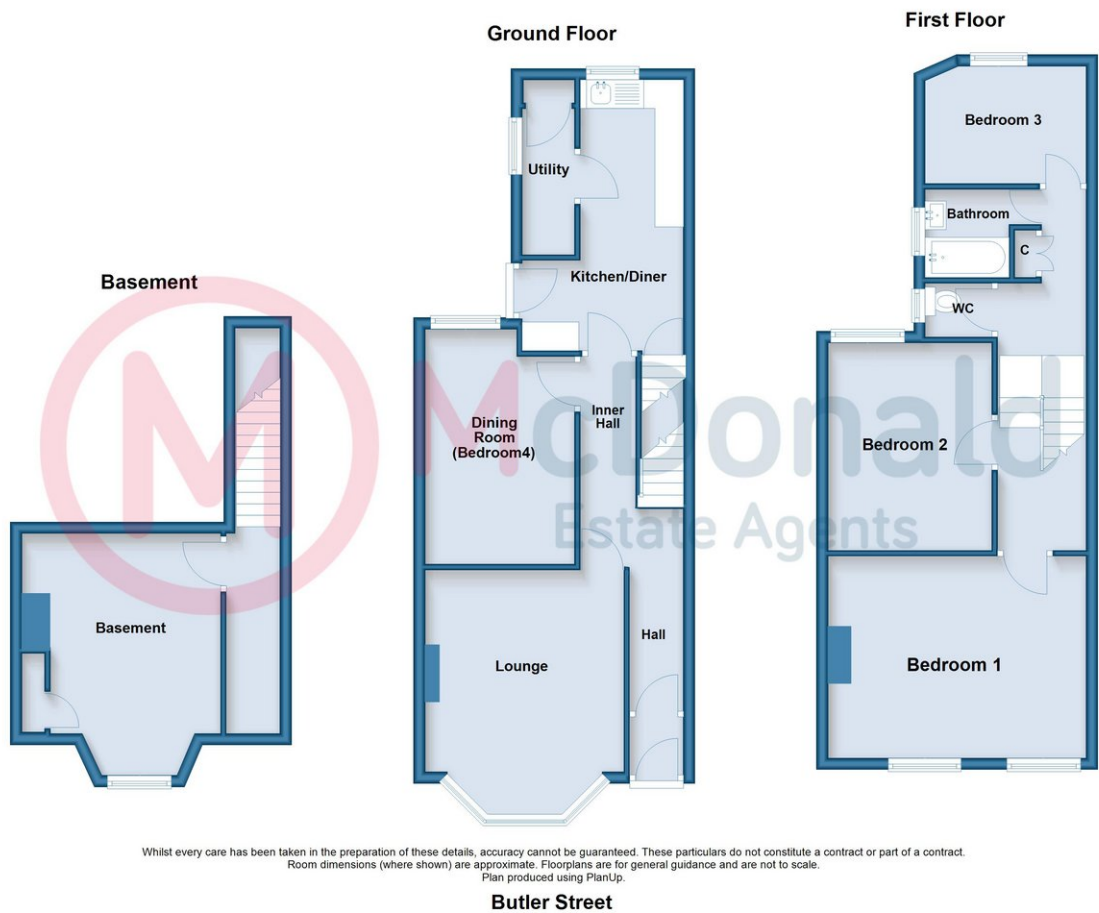


**Directions:** From Whitegate Drive proceed to the traffic light junction with Devonshire Square, carry straight on to Devonshire Road. At the next set of traffic lights turn left into Counce Street. Gorton Street is the fourth road on the right hand side. Butler Street is the sixth turning on your 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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