



4 Crofters Mews, Blackpool, FY1 2EE

£99,950

***** IMMACULATE MODERN MEWS HOME near the TOWN CENTRE *****

This modern style mid mews home is beautifully presented and has a modern decorative theme throughout and as such would make a sensible step onto the property ladder, or maybe a profitable buy-to-let.

With a lounge and **STYLISH** fitted **DINING** kitchen, 2 bedrooms and a modern bathroom, UPVC double glazing and electric heating.

Externally there is residents' parking and the property is very convenient for the town centre being just 1/3rd mile from the train station and town centre amenities.
No onward chain

- Two bedrooms
- Modern Bathroom
- Lounge
- Fitted **DINING** kitchen
- UPVC double glazing
- Parking



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- Close to TOWN centre
- Close to train station
- Close to PROMENADE

Porch: UPVC double glazed front door.

Lounge: 13'9" x 11'8" (4.19 m x 3.56 m) Spindled staircase, UPVC double glazed window, Electric panel heater.

Dining Kitchen: 13'9" x 9'10" (4.19 m x 3.00 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven and hob with extractor hood, UPVC double glazed window and patio doors, Electric panel heater.

First Floor:

Landing:

Bedroom 1: 13'9" x 12'5" (4.19 m x 3.78 m) Built in airing cupboard, UPVC double glazed window, Electric panel heater.

Bedroom 2: 9'4" x 6'9" (2.84 m x 2.06 m) UPVC double glazed window, Electric panel heater.

Bathroom: () Modern three piece bathroom comprising; Panelled bath with overhead shower and screen, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Heated towel rail/radiator.

Outside:

Front: Small lawned area.

Rear: Lawned with paved patios.

Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; remainder of 999 year lease, Ground rent: £65 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

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



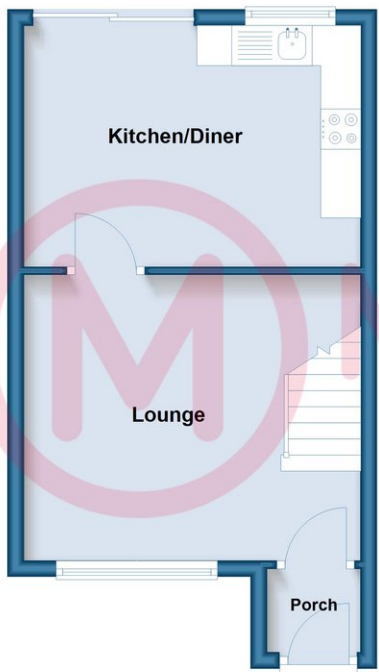
Directions: Take Whitegate Drive and proceed north to the traffic lights and turn left into Church Street. Travel to the third set of lights and turn right into Cookson Street. Travel to the lights, turn left into Talbot Road and follow the road to the right into Dickson Road, head north and turn right by the church into Cocker Street. Continue this roads full length and turn left into Wall Street, Crofters Mews can be found first on the right.

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 presence or absence.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Plan produced using PlanUp.

Crofters Mews

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