



**Apt 2, 1 Johnston Street, Blackpool,
FY1 5FL**

offers over £100,000

***** Modern First-Floor Apartment – Ideal for First-Time Buyers – No Onward Chain*****

A beautifully presented, purpose-built apartment located on the first floor of a modern development built approximately six years ago. Offering spacious and contemporary living throughout, this property boasts an impressive energy efficiency rating of Band B.

The accommodation features a bright open-plan lounge and a sleek, fitted kitchen, two generously sized double bedrooms, and a modern family bathroom.

Positioned next to a large green space and just 0.3 miles from the seafront and Blackpool Promenade, the location is both convenient and desirable.

Offered with no onward chain, this is a fantastic opportunity for first-time buyers or

- TWO DOUBLE bedrooms
- LARGE open plan Lounge/Kitchen
- STYLISH fitted kitchen
- MODERN bathroom

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McDonald

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- Close to SEAFRONT
- No Chain
- IMMACULATE throughout

Ground Floor:

Communal Entrance: Security intercom, Staircase to all floors.

First Floor:

Communal Landing:

Private Entrance:

Hall: Built in storage cupboard, Security intercom, Radiator.

Lounge Area: 14'6" x 12'3" (4.42 m x 3.73 m) Two UPVC double glazed windows to two elevations for increased natural light, Radiator. Directly open to:-

Kitchen Area: 13'6" x 8'1" (4.11 m x 2.46 m) Stylish range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Stainless steel sink, Concealed combi gas central heating boiler, Plumbed for washing machine.

Bedroom 1: 14'2" x 9'3" (4.32 m x 2.82 m) UPVC double glazed window, Radiator.

Bedroom 2: 11'7" x 8'7" (3.53 m x 2.62 m) UPVC double glazed window, Radiator.

Bathroom: A spacious and modern bathroom with three piece suite in white comprising; Panelled bath with overhead shower, Integrated low flush WC, Pedestal wash basin, Tiled shower area, UPVC double glazed window, Heated towel rail/radiator.

Outside: Communal gardens. Small paved rear yard, Bin storage area.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; Remainder if 125 years, Service charge £100 per month. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1594.81 (2025/26)



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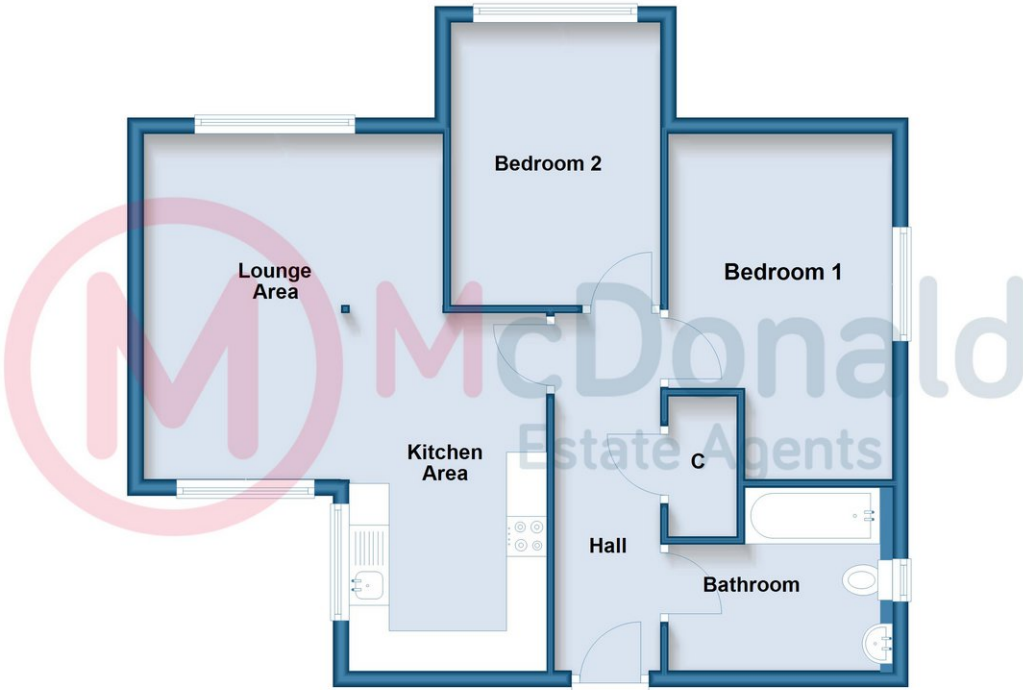
Directions: From our office on Red Bank Road take the Promenade heading south, travel for some distance and at the traffic lights with Lytham Road bear left and take and immediate left into Rigby Road, cross over Seaside Way and take the third right into Johnston Street.

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	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



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Plan produced using PlanUp.

Johnston Street

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