



7 Clyde Street, Blackpool,  
FY1 2HT

**£69,950**

**\*\*\* DEVELOPEMENT OPPORTUNITY – Double-Fronted Home  
Near the Seafront \*\*\***

**This double-fronted end-terrace property offers excellent potential and is ideal for those looking to undertake a renovation project. While it does require further modernisation throughout, the home boasts generously sized accommodation, including a very spacious master bedroom and a second large double bedroom.**

**Ideally situated at the end of a quiet cul-de-sac, the property is just 350 yards from the Promenade and seafront, and only 0.4 miles from Blackpool North Train Station and the town centre.**

- Two DOUBLE bedrooms
- HUGE master bedroom
- UPVC double glazed
- Gas central heating
- Requires MODERNISATION
- Near SEAFRONT
- No chain

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**McDonald**

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**Hall:** UPVC double glazed front door, Staircase

**Lounge:** 14'1" x 13'5" (4.29 m x 4.09 m) Two UPVC double glazed windows, Double radiator.

**Rear Vestibule:** ( ) Quarry tiled floor, Understairs storage, Rear door.

**Dining Area:** 12'11" x 8'10" (3.94 m x 2.69 m) UPVC double glazed window, Radiator. Directly open to:-

**Kitchen Area:** 12'11" x 4'10" (3.94 m x 1.47 m) Wall and base cupboard units, Stainless steel sink, Plumbed for washing machine, Gas central heating boiler, Tiled floor, UPVC double glazed window.

#### **First Floor:**

**Landing:** UPVC double glazed window, Radiator.

**Bedroom 1:** 16'6" x 14'3" (5.03 m x 4.34 m) UPVC double glazed window, Radiator.

**Bedroom 2:** 13'1" x 8'11" (3.99 m x 2.72 m) UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with overhead shower and screen, Pedestal wash basin, Low flush WC, UPVC double glazed window.

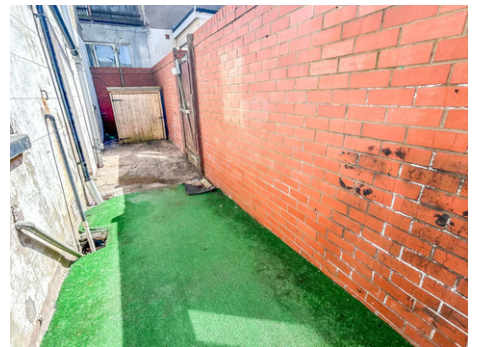
**Outside:** Small west facing rear yard.

**Heating:** Gas central heating (There is a gas safety certificate dated Aug 2024 available for review).

**Additional Information:** Electrics / There is an electrical test certificates dated Sept 2023 available for review

**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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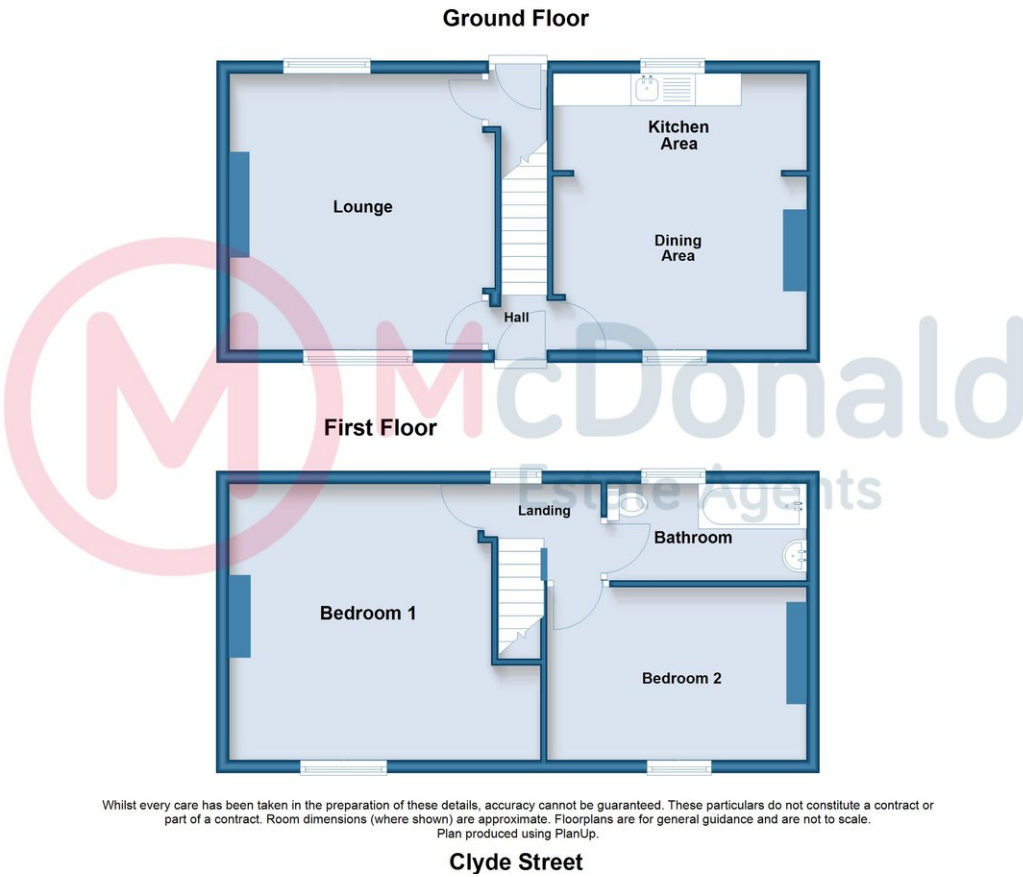


**Directions:** From Blackpool town centre head inland from Talbot Square. At the last set of traffic lights at the T junction bear left into Dickson Road continue along and take the seventh turning on the right hand side into Pleasant Street left into Braithwaite Street and Clyde Street is then the first turning on the left 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		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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