



40 Bolton Street, Blackpool, FY16AE

**£109,950**

**Beautiful Character Home Just Moments from the Seafront**

**This stunning period property is bursting with charm and style, offering a perfect blend of traditional features and modern design.**

**Just 150 yards from Blackpool's famous Promenade, the home features two separate reception rooms, a stylish fitted kitchen extending over 20 feet, and beautifully presented interiors throughout. Upstairs, you'll find two generous double bedrooms, a contemporary shower room, and a spacious loft room, providing versatile additional living space.**

**An exceptional example of character and comfort in a prime coastal location — a must-see property for anyone seeking a unique and beautifully finished home near the sea.**

- 2/3 Bedrooms
- MODERN bathroom
- Lounge

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1948.



**McDonald**

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- Dining Room
- **STYLISH** fitted kitchen
- UPVC double glazing
- Gas central heating
- Close to **SEAFRONT**
- **STUNNING** home

#### Ground Floor:

**Lounge:** 12'2" x 12'1" (3.71 m x 3.68 m) Tiled floor, Concealed radiator, UPVC double glazed window, Composite front door, Meter cupboard, Open archway to:-

**Inner Hall:** Understairs storage cupboard, Open to:-

**Dining Room:** 12'5" x 12'3" (3.78 m x 3.73 m) UPVC double glazed window, Radiator, Staircase.

**Inner Hall:** Open directly to:-

**Kitchen:** 20'4" x 8'2" (6.20 m x 2.49 m) Stylish range of fitted wall and base cupboard units, Complimentary roll edge work tops, Built in Oven, Hob and Extractor hood, Plumbed for automatic washer, Stainless steel sink, Tiled splash-back, Two UPVC double glazed windows and rear door, Tiled floor, Radiator.

#### First Floor:

**Landing:** Staircase to second floor

**Bedroom 1:** 12'3" x 8'7" (3.73 m x 2.62 m) Built in 'open' wardrobe, UPVC double glazed window, Radiator.

**Bedroom 2:** 12'10" x 7'0" (3.91 m x 2.13 m) UPVC double glazed window, Radiator.

**Shower Room:** SUPERB modern shower room comprising Large shower area, Low flush wc, Vanity wash hand basin, Tiled walls and floor, Heated towel rail / radiator, UPVC double glazed window.

#### Second Floor:

**Loft Room:** 19'1" x 12'2" (5.82 m x 3.71 m) Two double glazed skylight windows.





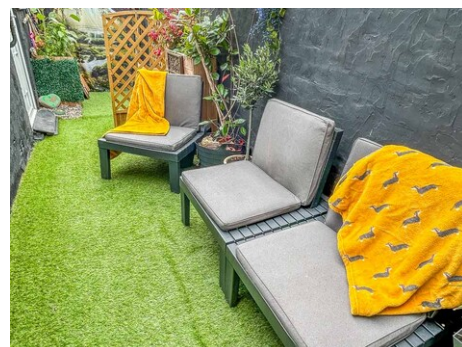
## Outside

**Rear Yard:** Cleverly presented as an outdoor living area.

**Heating:** Gas central heating (NOT TESTED)

**Tenure:** We are informed the property is freehold. Interested parties should seek clarification from their solicitor.

**Council Tax:** Band A / £1594.81 for 2025/6



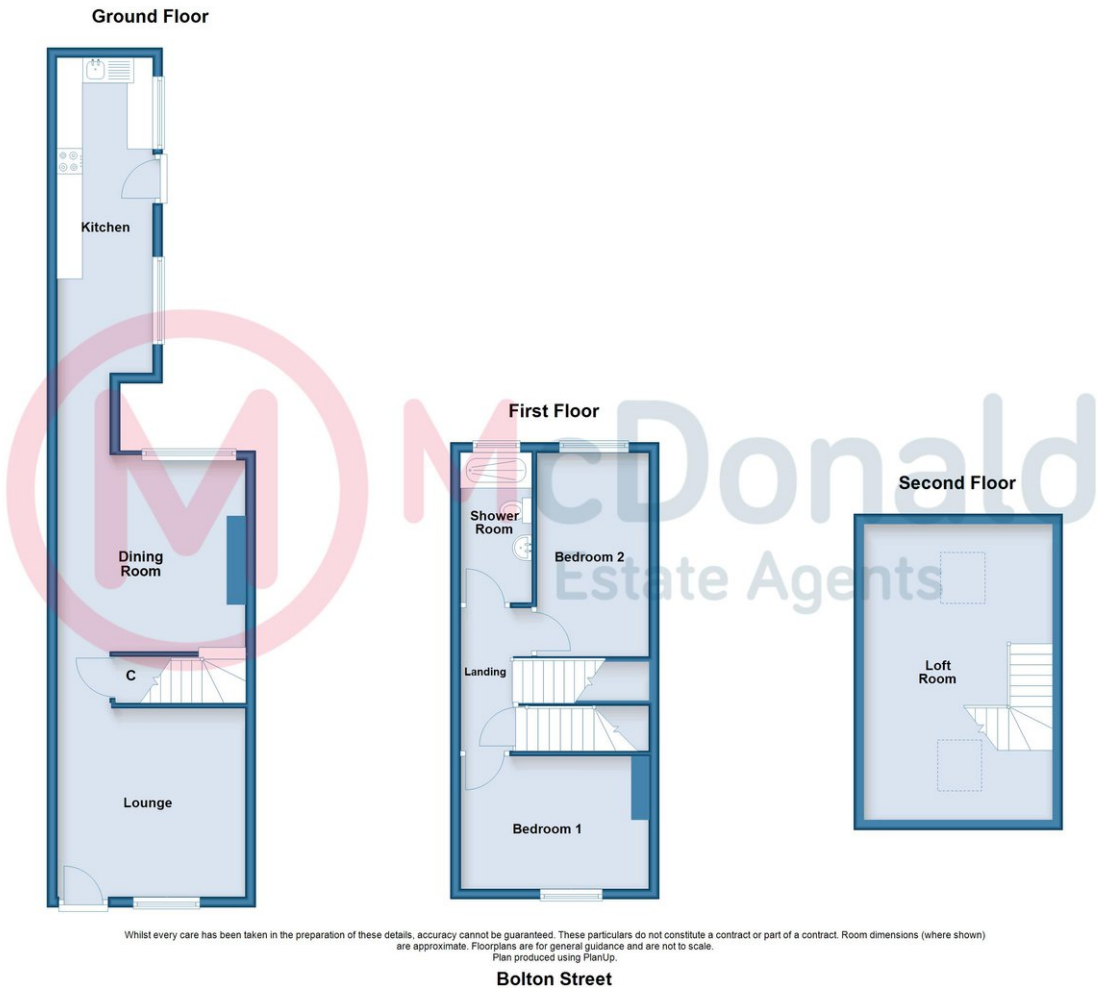
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**Directions:** Travelling south along the Promenade from Blackpool central, after you pass the lights with Chapel Street, continue past St Chads Road taking the next left into Crystal Road. Bolton Street and no:40 is immediately on your right.

**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 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>		78
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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