



72A Ascot Road, Blackpool,  
FY3 8DF

**£39,950**

**\*\*\* SPACIOUS FIRST FLOOR FLAT \*\*\***

**This first flat conversion would make an ideal stop onto the property ladder for a FIRST TIME BUYER or possibly a viable BUY-TO-LET.**

**With a lounge, fitted kitchen, bathrooms and LARGE DOUBLE BEDROOM.**

**Conveniently located within 0.3 miles of the AWARD WINNING STANLEY PARK and 0.75 miles of VICTORIA HOSPITAL.**

**No onward chain.**

- One DOUBLE bedroom
- Fitted kitchen
- LOUNGE
- Bathroom
- UPVC double glazing
- Close to STANLEY PARK
- No chain



**Award winning property sales since 1948.**



**Ground Floor:**

**Communal Entrance/Vestibule:** Two private doors to each flat.

**Private Entrance:** UPVC double glazed front door, Staircase to:-



**First Floor:**

**Landing:** UPVC double glazed window.

**Lounge/Dining Room:** 16'1" x 9'2" (4.90 m x 2.79 m) UPVC double glazed bay window, Electric storage heater.

**Kitchen:** 8'2" x 6'5" (2.49 m x 1.96 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Part tiled walls, UPVC double glazed window.

**Bedroom:** 14'10" x 9'11" (4.52 m x 3.02 m) UPVC double glazed window, Electric storage heater.

**Bathroom:** Comprising; Panelled bath, Pedestal wash basin, Low flush WC, Part tiled walls, Built in airing cupboard, UPVC double glazed window, Electric storage heater.

**Outside:** Access to communal front door. There are no gardens included with this property.

**Tenure:** We have been informed that the property is leasehold; 2000 years from January 1982. Prospective purchasers should seek clarification of this from their Solicitors.

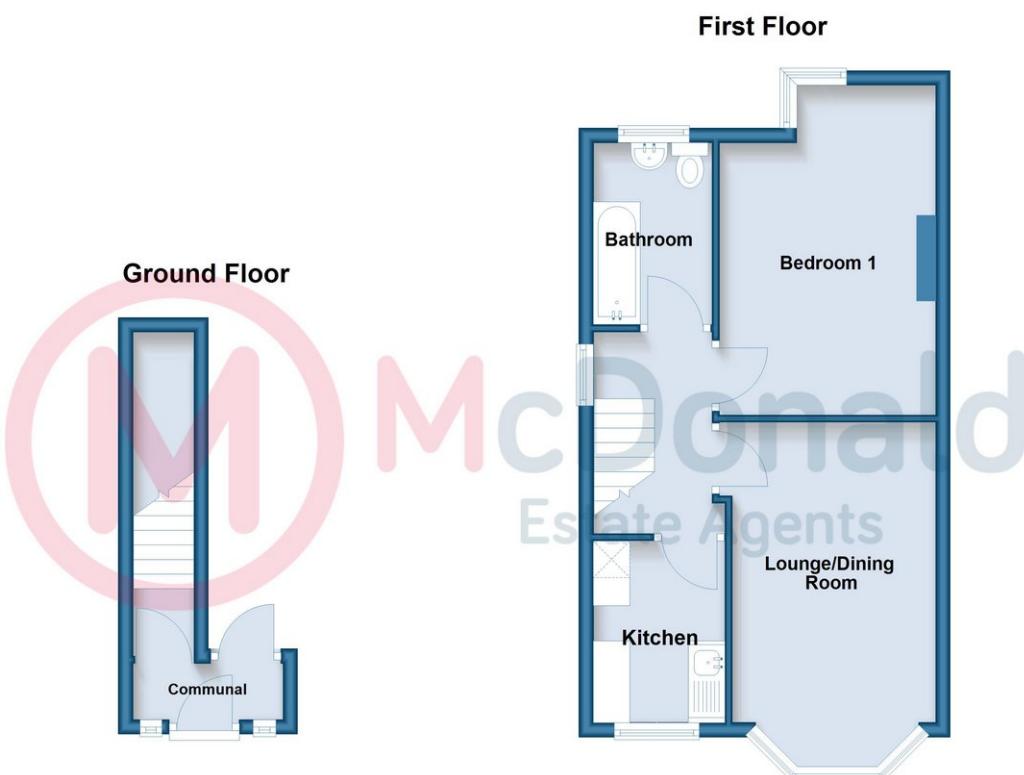
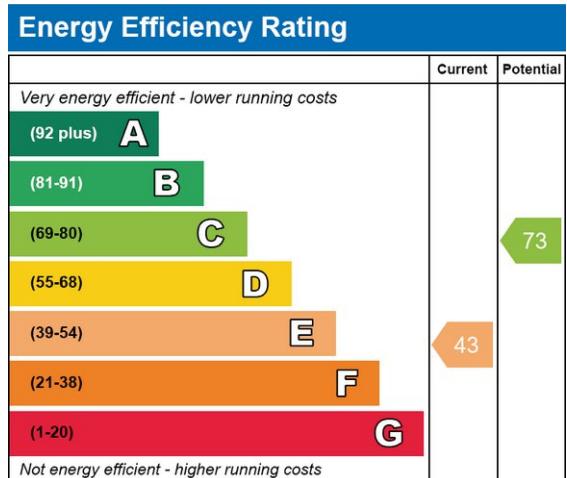
**Heating:** Electric storage heating (NOT TESTED).

**Council Tax:** Band - A £1598.81 (2025/26)

**Directions:** Travel north along Whitegate Drive to the lights turn right at Newton Drive and turn right, turn fourth left into Ascot Road.

**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.



Are YOU thinking of selling?

Call McDonald Estate Agents NOW, for  
your FREE market appraisal.

Award winning property sales since 1948.

