



208 Palatine Road, Blackpool,
FY1 4DU

£114,950

**Spacious Traditional Garden Terrace with Two Bathrooms –
No Chain**

This well-presented mid-terraced home offers generous living space with a crisp, bright finish throughout. Featuring two spacious reception rooms, a modern fitted kitchen, and three well-proportioned bedrooms—including a third bedroom measuring over 10ft x 7ft—this property is ideal for families or investors alike.

There are two bathrooms, including a family bathroom on the first floor and a convenient ground floor shower room.

Ideally located opposite Blackpool & The Fylde College (Central Campus) and just 200 yards from the shops and amenities of Whitegate Drive, this home offers both space and convenience.

Offered with no onward chain, this is a fantastic opportunity not to be missed.



McDonald
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- THREE bedrooms
- TWO bathrooms
- Modern FITTED kitchen
- TWO reception rooms
- UPVC double glazing
- Gas central heating
- Close to LOCAL shops

Vestibule: Meter cupboard, UPVC double glazed front door.

Hall: Polished floorboards, Feature radiator.

Dining Room: 13'6" x 12'1" (4.11 m x 3.68 m) Coved ceiling, Polished wood floorboards, UPVC double glazed bay window, Double doors to:-

Lounge: 13'10" x 13'3" (4.22 m x 4.04 m) Polished wood floorboards, UPVC double glazed patio doors to rear garden, Two feature radiators.

Kitchen: 11'0" x 7'6" (3.35 m x 2.29 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven and hob with extractor hood, Part tiled walls, Two UPVC double glazed windows, Radiator.

Shower Room/Utility: () Comprising; Tiled shower cubicle, Low flush WC, Stainless steel sink with base unit, Plumbed for washing machine.

First Floor:

Landing: Split level landing.

Bedroom 1: 14'10" x 10'8" (4.52 m x 3.25 m) Two UPVC double glazed windows, Radiator.

Bedroom 2: 10'9" x 7'10" (3.28 m x 2.39 m) UPVC double glazed window, Radiator.

Bathroom: Modern bathroom comprising; Panelled bath with shower attachment, Pedestal wash basin, Low flush WC, Part tiled walls, Feature radiator.

Bedroom 3: 11'2" x 7'6" (3.40 m x 2.29 m) Fitted wardrobe also housing combi gas central heating boiler, Two UPVC double glazed windows, Radiator.

Outside:

Front: Forecourt garden.

Rear: Paved for ease of maintenance, Timber shed.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

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



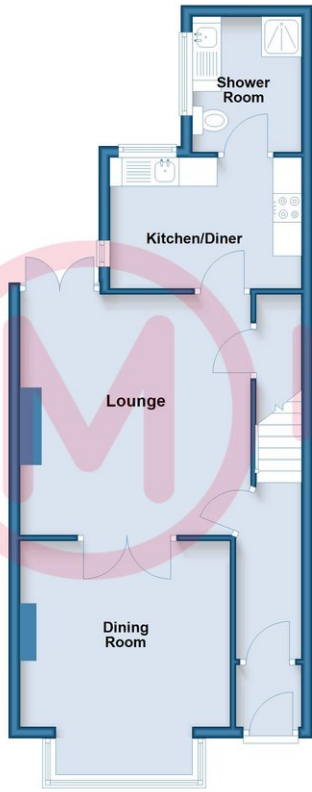
Directions: From Devonshire Square travel south along Whitegate Drive. After the main lights at Mere Road/Hornby Road, take the second right into Palatine Road

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.

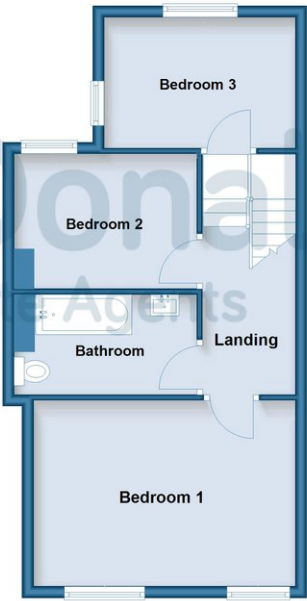
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Palatine Road

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