



103 Peter Street, Blackpool,
FY1 3NN

£74,950

***** INVESTORS & DEVELOPERS – EXCELLENT OPPORTUNITY *****

This generously sized mid-terrace garden property is informally arranged as two separate flats and requires reinstatement as a **LARGE** family home with 3/4 bedrooms, Two separate reception rooms and **TWO** bathrooms, one to each floor.

The property is in need of renovation, offering excellent potential for redevelopment, refurbishment, or investment purposes.

Offered with no onward chain.

- Requires Modernisation
- Potential **LARGE** family home
- Close to **TOWN CENTRE**
- No chain

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Communal Entrance.
Communal Hall.
Private Entrance.

Flat 1:

Flat 1 Lounge: 14'1" x 11'10" (4.29 m x 3.61 m) Wood effect laminate flooring, UPVC double glazed window, Double radiator.

Flat 1 Kitchen: 10'4" x 8'11" (3.15 m x 2.72 m) Fitted wall and base cupboards, Built in oven and hob with extractor over, Stainless steel sink, Tiled splashback, UPVC double glazed window and rear door.

Flat 1 Bedroom: 15'3" x 11'4" (4.65 m x 3.45 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Bathroom: Comprising; Panelled bath with overhead shower and screen, Pedestal wash basin, Low flush WC, Built in cupboard with gas central heating boiler, UPVC double glazed window, Radiator.

First Floor:

Flat 2:

Landing.

Lounge: 14'2" x 9'5" (4.32 m x 2.87 m) UPVC double glazed window, Radiator.

Bedroom 1: 12'5" x 7'10" (3.78 m x 2.39 m) UPVC double glazed window, Radiator.

Bedroom 2: 9'5" x 6'10" (2.87 m x 2.08 m) UPVC double glazed window, Radiator.

Inner Hall: Radiator.

Bathroom: Comprising; Panelled bath with shower attachment, Low flush WC, Pedestal wash basin, Part tiled walls, Tiled floor, UPVC double glazed window.

Kitchen: 9'2" x 5'9" (2.79 m x 1.75 m) Fitted wall and base cupboards, Complementary roll edge worktops, Stainless steel sink, Built in oven and hob, Gas central heating boiler, UPVC double glazed window, Radiator.

Outside:

Front: Forecourt garden.

Rear Yard: Small, paved rear yard, south facing.

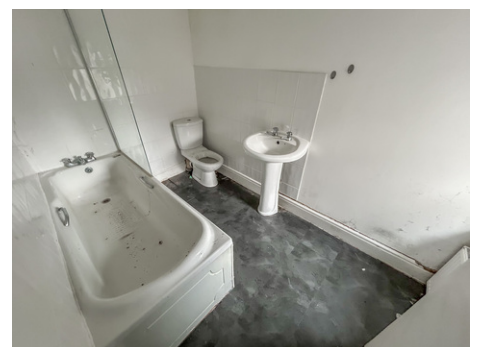
Garage: Access to rear (requires repair).

Heating: Comprising; Panelled bath with shower attachment, Low flush WC, Pedestal wash basin, Part tiled walls, Tiled floor, UPVC double glazed window.

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

Council Tax: Flat 1: Band - A £1594.81 (2025/26)

Flat 2: Band - A £1594.81 (2025/26)

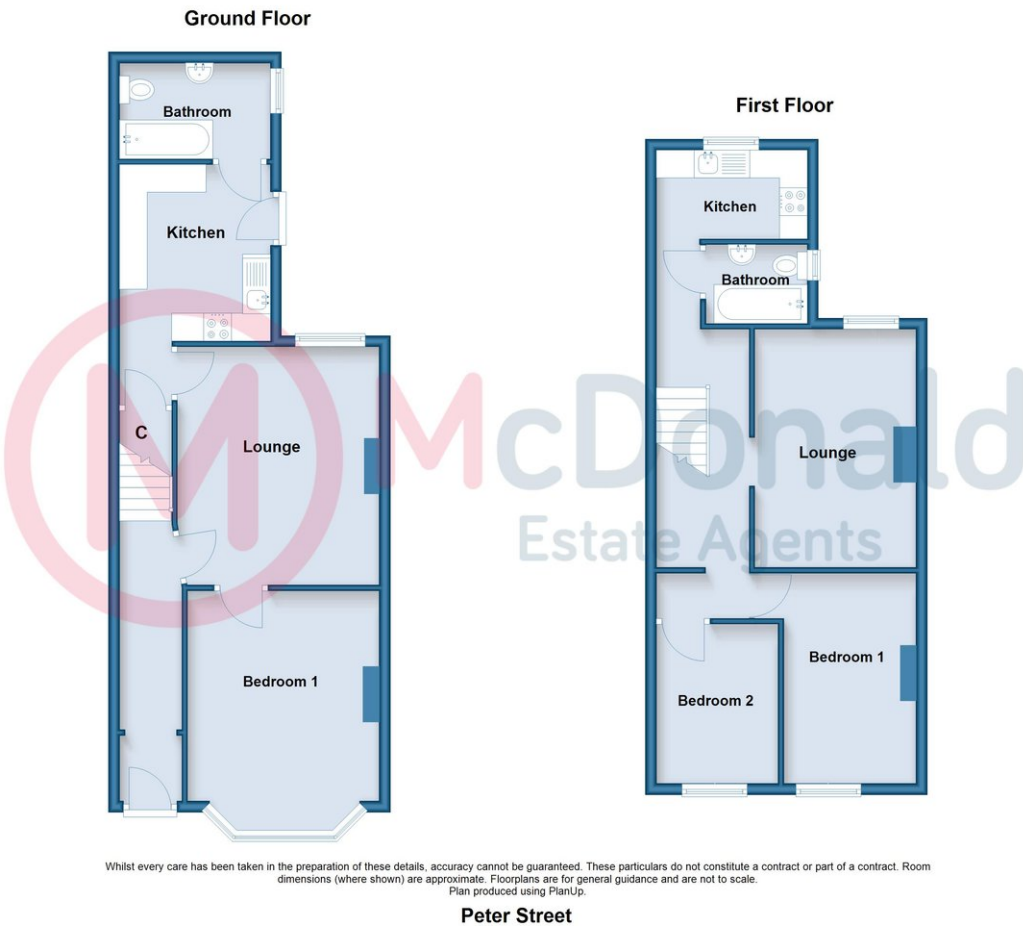


Directions: Travel north along Whitegate Drive through Devonshire Square into Devonshire Road. At the next set of traffic lights turn left into Counce Street. Turn first left again and then right into Peter street.

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		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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