



17 Hammerton Place, Blackpool,
FY3 7TJ

£94,950

***** Exciting DEVELOPMENT OPPORTUNITY – Spacious Semi-Detached Home in Need of Modernisation *****

This generously sized semi-detached property presents a fantastic opportunity for renovation and personalisation. With two well-proportioned double bedrooms, a spacious lounge measuring over 14ft by 11ft, and a dining kitchen, the home offers great potential to create a comfortable family residence.

The property also boasts an established SOUTH/east facing rear garden extending over 60ft. Located towards the end of a cul-de-sac, this home is offered with no onward chain, making it perfect for buyers ready to take on a rewarding project.

- Two DOUBLE bedrooms
- DINING kitchen
- UPVC double glazing
- Gas central heating
- Over 60ft established gardens
- Cul-De-sac location
- No chain
- Requires MODERNISATION

Award winning property sales since 1948.



McDonald

Estate Agents

Fylde Coast Property Hub

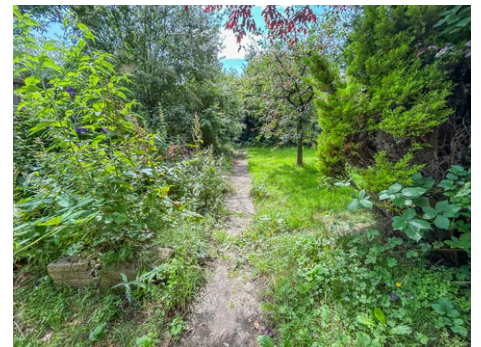
81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498



sales@mcdonaldproperty.co.uk

www.mcdonaldproperty.co.uk



Hall: Staircase, UPVC double glazed front door.

Lounge: 14'11" x 11'3" (4.55 m x 3.43 m) Feature fireplace with living flame coal effect gas fire, Two UPVC double glazed windows, Double radiator.

Dining Kitchen: 14'10" x 8'2" (4.52 m x 2.49 m) Wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor, One and a half bowl stainless steel sink, Plumbed for washing machine, Gas central heating boiler, Two UPVC double glazed windows. Open to:-

Rear Vestibule: Understairs storage, UPVC double glazed rear door.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 14'10" x 8'2" (4.52 m x 2.49 m) Built in cupboard, Three UPVC double glazed windows, Radiator.

Bedroom 2: 11'3" x 9'11" (3.43 m x 3.02 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower attachment, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.

Outside:

Front: Lawned with numerous established shrubs and trees.

Rear: Paved patio, Established lawned garden with numerous established plants, shrubs and trees offering a superb level of privacy, Brick outbuilding with UPVC double glazed window and door.

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 - A £1594.81 (2025/26)



Directions: From Plymouth Road roundabout take Garstang Road West heading away from Blackpool, turn first right into Dinmore Avenue, fifth right into Marhill Road and first left into Hammerton Place.

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	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale.
Plan produced using PlanUp.

Hammerton Place

Are YOU thinking of selling?

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

Award winning property sales since 1948.

