



234 Devonshire Road, Blackpool,
FY3 7AA

£124,950

*** POTENTIAL, POTENTIAL, POTENTIAL ***

Requiring modernising, this Semi Detached home offers superbly proportioned accommodation. To the ground floor you will find the two Reception rooms which are over 15' in length, a Kitchen over 17' AND a Conservatory, whilst to the first floor are the three Bedrooms and five piece Bathroom.

Perfectly located for transport links being just over half a mile from Blackpool North railway station, and Blackpool centre, and sold with NO ONWARD CHAIN.

- Two Reception rooms - over 15'
- Kitchen - over 17'
- Conservatory
- Ground floor WC
- Three Bedrooms
- Five piece Bathroom
- Gardens - Westerly facing rear
- Garage

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1948.



McDonald

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Porch: UPVC double glazed windows and door.

Hall: Radiator.

WC: Low flush WC, Built in cupboard housing gas central heating boiler.

Lounge: 15'6" x 11'4" (4.72 m x 3.45 m) Feature fireplace, TV point, Double glazed bay window, Glazed doors to:-

Dining Room: 15'6" x 11'4" (4.72 m x 3.45 m) Feature fireplace, Delft shelf, TV point, Double glazed windows and door, Radiator. Open to :-

Kitchen: 17'2" x 7'8" (5.23 m x 2.34 m) Wall and base units with complementary work surfaces, Stainless steel sink unit with mixer tap, Inset gas hob with extractor, Oven, Double glazed windows.

Conservatory: 13'0" x 8'9" (3.96 m x 2.67 m) UPVC double glazed windows and door, TV point.

First Floor:

Landing: Double glazed window to side and access to all first floor rooms.

Bedroom 1: 15'2" x 10'8" (4.62 m x 3.25 m) TV point, Double glazed bay window, Radiator.

Bedroom 2: 16'0" x 9'8" (4.88 m x 2.95 m) TV point, Double glazed window, Radiator.

Bedroom 3: 7'7" x 6'7" (2.31 m x 2.01 m) TV point, Double glazed window, Radiator.

Bathroom: A five piece suite comprising; Low flush WC, Vanity wash basin, Panelled bath, Step in shower cubicle and bidet. Loft access, Double glazed windows, Towel heater radiator.

Outside:

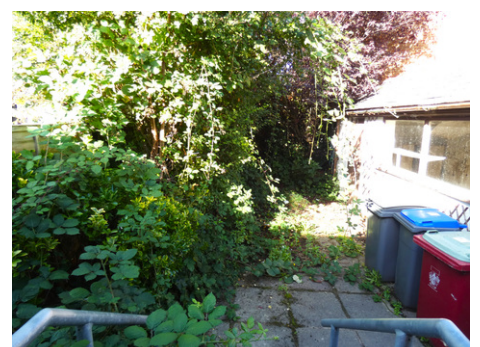
Rear: Westerly facing.

Parking: Possible parking to the front, Garage accessed via a shared drive.

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 - C £2126.41 (2025/26)

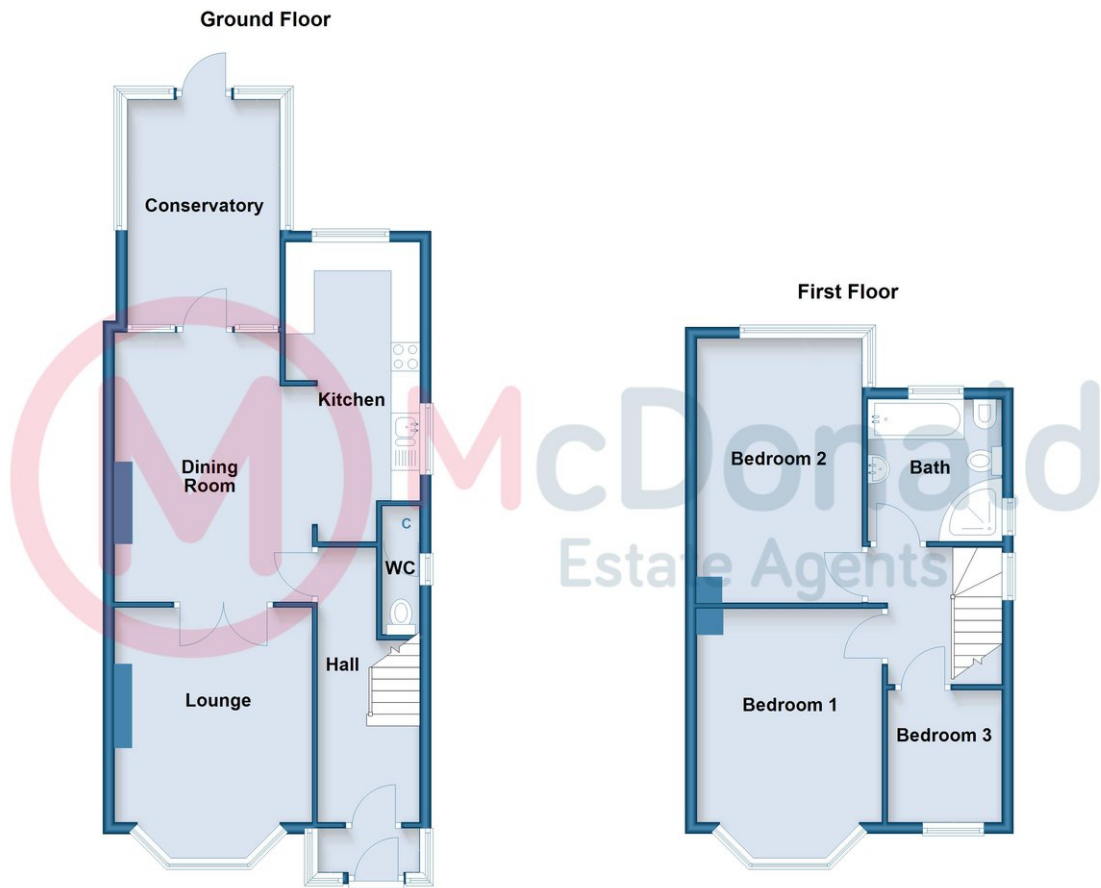


Directions: From our office on Red Bank Road, travel inland to the roundabout and take the fourth exit onto Devonshire Road, travel over two more roundabouts and the property can be found on the right hand side.

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		74
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Devonshire Road

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