



**3 Rossall Road, Blackpool,
FY3 8RN**

£69,950

***** Hall-to-Hall Semi-Detached Home with Spacious Accommodation *****

This attractive hall-to-hall style semi-detached property offers generously sized accommodation and has recently benefited from some redecoration throughout. The home features two spacious reception rooms and two double bedrooms, providing ample living space for couples or families alike.

Further highlights include a modern fitted kitchen, a family bathroom, UPVC double glazing, and gas central heating. Externally, the property enjoys a west-facing rear aspect, ideal for afternoon sun.

Conveniently situated, the home is just 0.7 miles from Blackpool North Train Station and 0.3 miles from Layton Village Centre, offering a wide range of local shops, cafes, and amenities.

- Two DOUBLE bedrooms
- TWO reception rooms
- FITTED kitchen
- Family bathroom
- UPVC double glazed



McDonald
Estate Agents

Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
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- Gas central heating
- WEST facing rear
- NO CHAIN

Vestibule: UPVC double glazed front door.

Hall: Staircase, Radiator.

Lounge: 12'3" x 10'4" (3.73 m x 3.15 m) Feature fireplace, Meter cupboard, Coved ceiling, UPVC double glazed window, Radiator.

Dining Room: 14'7" x 10'8" (4.44 m x 3.25 m) Understairs storage, UPVC double glazed window, Double radiator.

Dining Kitchen: 8'6" x 7'5" (2.59 m x 2.26 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Stainless steel sink, Gas central heating boiler, UPVC double glazed window and rear door.



First Floor:

Landing:

Bedroom 1: 13'11" x 12'3" (4.24 m x 3.73 m) Two UPVC double glazed windows, Radiator.

Bedroom 2: 14'7" x 8'1" (4.44 m x 2.46 m) Built in cupboard, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with overhead shower and screen, Pedestal wash basin, Low flush WC, UPVC double glazed window, Heated towel rail/radiator.



Outside:

Rear Yard: Concrete for ease of maintenance, Brick store, South-west facing.



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.

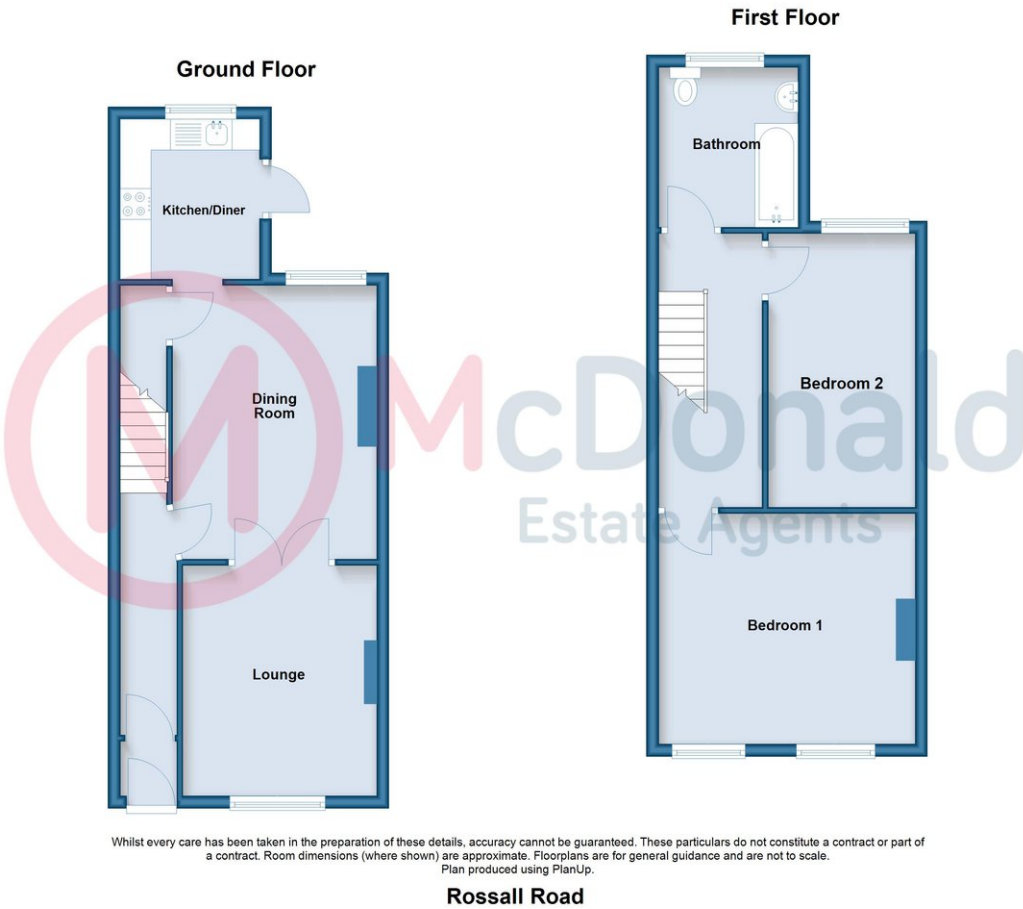
Council Tax: Band - A £1594.81 (2025/26)

Directions: Take Devonshire Road heading south to the main traffic lights at Talbot Road. Turn left onto Talbot Road and Rossall Road can be found third 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		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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