



6 Durham Road, Blackpool,
FY1 3QB

£144,950

***** Impressive & Spacious Four-Bedroom Family Home *****

This beautifully presented, traditional stone-bayed garden terrace offers generous living space throughout, perfect for families.

The property features four well-proportioned bedrooms, along with a modern bathroom and a contemporary shower room on the first floor. The ground floor boasts two separate reception rooms and a stylish breakfast kitchen with patio doors opening onto a west-facing rear yard, ideal for enjoying afternoon sun.

Conveniently located just 0.5 miles from the train station and close to the town centre, this home combines space, style, and accessibility.

Offered with no onward chain.

- Contemporary Decor
- FOUR bedrooms
- TWO receptions

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McDonald

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- **FITTED breakfast kitchen**
- **UPVC double glazing**
- **Gas central heating**
- **WEST facing rear**
- **Close to TRAIN STATION**
- **No chain**

Vestibule: Double glazed composite front door, Meter cupboards.

Hall: Staircase, Luxury vinyl tiles, Radiator.

Lounge: Coved ceiling, Luxury vinyl tiles, UPVC double glazed bay window.

Dining Room: 14'5" x 12'2" (4.39 m x 3.71 m) Fireplace with open grate, Feature seating to alcoves, UPVC double glazed window, Radiator. Open directly to:-

Kitchen: 14'10" x 9'3" (4.52 m x 2.82 m) Stylish fitted wall and base cupboard units, Complementary worktops and breakfast bar, One and a half bowl stainless steel sink, Tiled splash back, Built in '5' ring hob with extractor hood, Double oven, Microwave, Dishwasher, Fridge and freezer, Understairs storage, UPVC double glazed patio doors to rear garden, Radiator.

First Floor:

Landing:

Bedroom 1: 14'5" x 7'10" (4.39 m x 2.39 m) UPVC double glazed window, Radiator.

Bedroom 2: 11'5" x 7'0" (3.48 m x 2.13 m) UPVC double glazed window, Radiator.

Shower Room: Modern three piece shower room comprising; Shower cubicle, pedestal wash basin, Low flush WC, Panelled walls, Heated towel rail/radiator.

Bedroom 3: 9'9" x 9'3" (2.97 m x 2.82 m) UPVC double glazed window, Radiator.

Bedroom 4: 9'4" x 8'2" (2.84 m x 2.49 m) UPVC double glazed window, Radiator.



Outside:

Rear: Paved for ease of maintenance, Timber shed, Sunnier west facing aspect.

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)

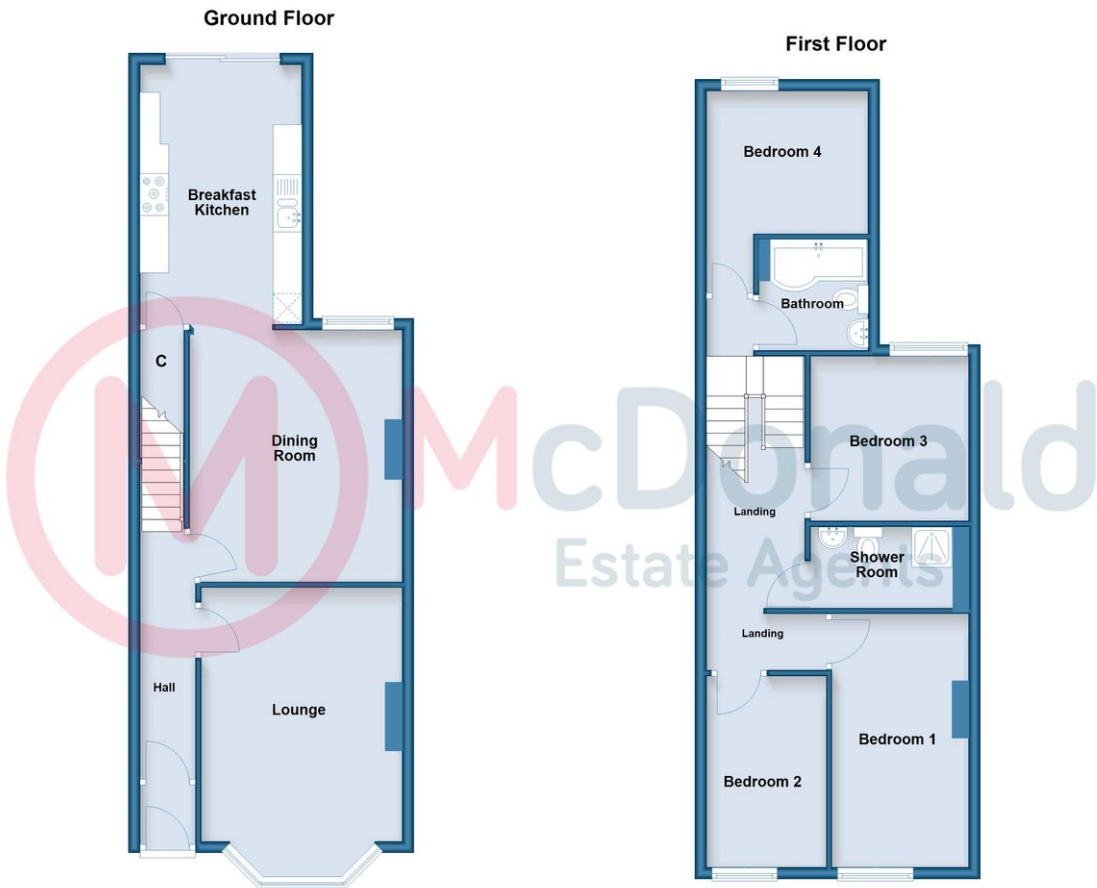


Directions: Travel north along Whitegate Drive, at the end bear left just before the lights into Church Street and Durham Road is the third turning on the right hand side.

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	66	77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Durham Road

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