McDonald
Estate Agents

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BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BLACKPOOL
2022 IN BLACKPOOL
2021 IN BLACKPOOL

32 Salthouses, Osborne Road, Blackpool, FY4 1GY

£105,000

A superbly proportioned second floor - with lift access - Apartment. Boasting a Living Room and Dining Kitchen both over 19' in length, and THREE Bedrooms (the Master is also en-suite). A fantastic First Time Buy / downsize or as a holiday home for the perfect staycation with the seafront literally at the end of your road.
Sold with NO ONWARD CHAIN.

- **Living Room**
- **Dining Kitchen**
- **Three Bedrooms - Master with en-suite**
- **Bathroom**
- **UPVC double glazing**
- **Electric heating**
- **Allocated parking**

Successfully selling property since 1948.

The Property Ombudsman

Communal Entrance: Lift to all floors.

Private Entrance.:

Hall: Large walk in cupboard, Wood effect laminate flooring, Two electric radiators.

Living Room: 19'6" x 13'1" (5.94 m x 3.99 m) Wood effect laminate flooring, TV point, UPVC double glazed window and patio doors to the Juliet balcony, Two electric radiators.

Dining Kitchen: 19'6" x 8'2" (5.94 m x 2.49 m) Wall and base cupboards with complementary roll edge worktops, Built in oven and hob with extractor, Integrated fridge, freezer and washing machine, Wood effect laminate flooring, UPVC double glazed window, Electric radiator.

Bedroom 1: 11'8" x 10'4" (3.56 m x 3.15 m) Wood effect laminate flooring, TV point, UPVC double glazed window, Electric radiator.

En-Suite: Comprising; Step in shower, Low flush WC, Pedestal wash basin, Part tiled walls, Wood effect laminate flooring, Electric towel rail.

Bedroom 2: 10'7" x 10'0" (3.23 m x 3.05 m) Wood effect laminate flooring, Two UPVC double glazed windows, Electric radiator.

Bedroom 3: 9'9" x 7'1" (2.97 m x 2.16 m) Wood effect laminate flooring, UPVC double glazed window, Electric radiator.

Bathroom: Comprising; Panelled bath, Pedestal wash basin, Low flush WC, Part tiled walls, Electric towel rail.

Outside:

Parking: Allocated parking.

Heating: Electric heating (NOT TESTED).

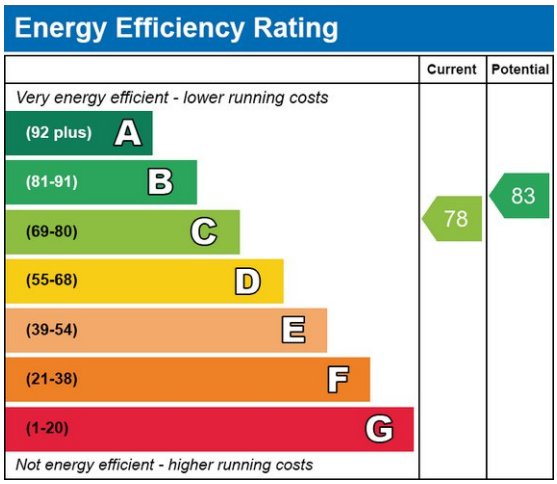
Tenure: We have been informed that the property is leasehold; 999 years from 2006; Service charge is £90.71 per month and the ground rent £250.00 per annum payable on 1st Jan each year (this year, 2026, having already been paid). Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2233.97 (2026/27)

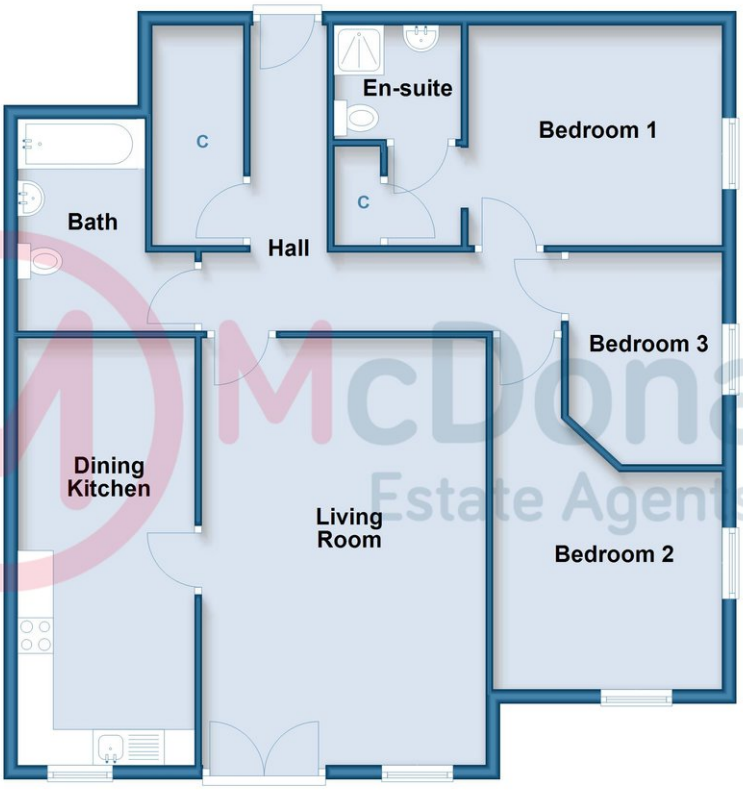
Directions: Travelling south along the promenade, after passing south pier, take the second left into Osbourne Road. At the far end, there is a cul-de-sac on your right. This is access to Salthouses.

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.



Second Floor



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Salthouses

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Successfully selling property since 1948.

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