



205 Warley Road, Blackpool,
FY2 0UL

£79,950

***** INVESTORS / DEVELOPERS – YOUR NEXT PROJECT! *****

This mid-terraced house requires full modernisation but offers an excellent opportunity to add value and restore it to its full potential.

The property currently comprises three bedrooms, a kitchen, bathroom, and lounge. Externally, there is a sunny south-facing rear garden.

Offered with no onward chain, making it an ideal development project.

- Requires modernisation
- THREE bedrooms
- Lounge
- Kitchen
- Bathroom
- UPVC double glazing
- Gas central heating
- SOUTH facing rear
- No chain

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Hall:

Lounge: 11'11" x 11'0" (3.63 m x 3.35 m) Fire surround, Coved ceiling, UPVC double glazed window, Radiator.

Dining Kitchen: 10'8" x 9'4" (3.25 m x 2.84 m) Wall and base cupboard units, One and a half bowl stainless steel sink, Understairs storage, Gas central heating boiler, UPVC double glazed window, Radiator.

Bathroom: Comprising; Cast iron bath, Pedestal wash basin, Low flush WC, Built in storage cupboard, UPVC double glazed window, Radiator.

First Floor:

Landing.

Bedroom 1: 14'2" x 12'0" (4.32 m x 3.66 m) Period style fire surround, UPVC double glazed window, Radiator.

Bedroom 2: 10'8" x 6'3" (3.25 m x 1.90 m) UPVC double glazed window, Radiator.

Bedroom 3: 7'8" x 7'7" (2.34 m x 2.31 m) UPVC double glazed window, Radiator.

Outside:

Front: Lawned with established hedgerow.

Rear: South facing, currently overgrown, approximately 40' in length.

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 - B £1954.73 (2026/27)



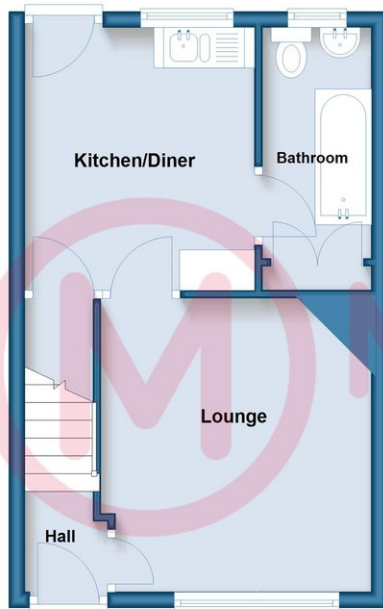
Directions: Travel North along Whitegate Drive. Continue straight ahead travelling along Devonshire Road. After passing under the bridge turn second right into Warley Road.

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 | | | 77 |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

Ground Floor



First Floor



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Plan produced using PlanUp.

Warley Road

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