



10 Amberbanks Grove, Blackpool
FY1 6DW

£79,950

Situated within around 300m of the Promenade, this Mid Terrace Home has UPVC double glazing, gas central heating, a large open plan living room - around 22' - and two DOUBLE Bedrooms.

A great First Time Buy or Buy To Let Investment

- Open plan Living Area
- Modern style Kitchen with Utility
- Two double Bedrooms
- Four piece Bathroom
- Gas central heating and UPVC double glazing
- Rear yard
- On street residents' permit parking

Successfully selling property since
1948.



McDonald
Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498



sales@mcdonaldproperty.co.uk

www.mcdonaldproperty.co.uk



Open Plan Living Area: 22'0" x 13'1" (6.71 m x 3.99 m) Wall mounted electric fire, Meter cupboard, Understairs storage area, Wood effect laminate flooring, UPVC double glazed window, Two radiators.

Kitchen: 12'10" x 5'11" (3.91 m x 1.80 m) Wall and base units with complementary roll edge worktops, One and a half bowl sink with mixer tap, Space for Range style cooker with extractor hood over, Recessed lighting, Tiled floor, UPVC double glazed door and window, Vertical radiator.

Utility Area: Plumbed for washing machine, Gas central heating boiler, UPVC double glazed window.

First Floor:

Landing: Loft access.

Bedroom 1: 13'1" x 12'2" (3.99 m x 3.71 m) Recessed lighting, UPVC double glazed window, Radiator.

Bedroom 2: 9'6" x 8'2" (2.90 m x 2.49 m) Recessed lighting, UPVC double glazed window, Radiator.

Bathroom: Four piece suite comprising; Panelled bath. Step in shower cubicle, Low flush WC, Pedestal wash basin, Recessed low voltage lighting, UPVC double glazed window, Heated towel rail.

Outside:

Rear: Enclosed yard.

Parking: Residents' permit parking.

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 £1675.48 (2026/27)



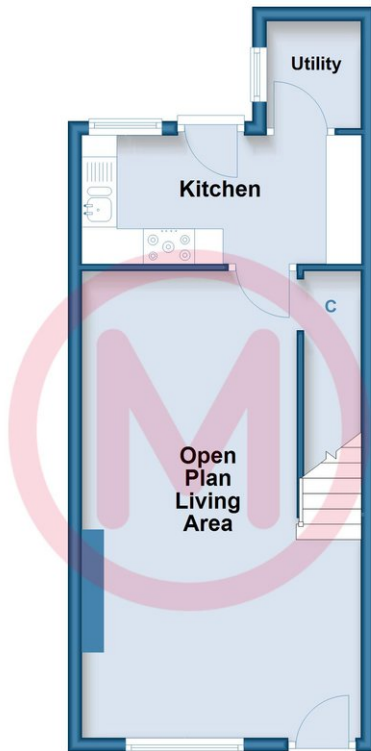
Directions: Travel South along Whitegate Drive turning right into Hornby Road. At the next set of lights turn left into Park Road. Follow this road for some distance and at the third set of lights turn right into Bloomfield Road. Continue this roads FULL length and turn left into Lytham Road. Finally first left again into Amberbanks Grove.

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		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

Amberbanks Grove

Are YOU thinking of selling?
 Call McDonald Estate Agents NOW, for
 your FREE market appraisal.

Success

