



26 Nithside, Blackpool,
FY4 4SA

£129,950

This well-presented semi-detached true bungalow offers an excellent opportunity for further modernisation, allowing buyers to add value. As such, it is competitively priced below its full potential.

The property features two bedrooms, a fitted dining kitchen, and the rare benefit of a double garage along with additional parking.

Located in a quiet cul-de-sac, it is offered for sale with no onward chain.

- Requires further modernisation
- Two bedrooms
- Lounge
- FITTED dining kitchen
- Bathroom
- UPVC double glazing
- Gas central heating
- Gardens
- DOUBLE garage PLUS parking
- No chain

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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



Vestibule: Meter cupboard, UPVC double glazed front door and window.

Hall: Double radiator.

Lounge: 14'5" x 10'7" (4.39 m x 3.23 m) Fitted gas fire with tiled surround, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 1: 13'9" x 10'6" (4.19 m x 3.20 m) Built in wardrobe, UPVC double glazed window, Radiator.

Bedroom 2: 9'4" x 8'7" (2.84 m x 2.62 m) Coved ceiling, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with overhead shower unit, Pedestal wash basin, Low flush WC in 'Whisper Grey', Tiled walls, Loft access (part boarded for storage), UPVC double glazed window, Radiator.

Dining Kitchen: 11'1" x 8'8" (3.38 m x 2.64 m) Fitted wall and base cupboards, Complementary roll edge worktops, One and a half bowl colour coordinated sink, Built in oven and hob with extractor hood, Plumbed for washing machine, Tiled splashback, UPVC double glazed window and rear door, Double radiator.

Outside:

Front: Stone gravelled for ease of maintenance, Flowerbed, Established shrubs.

Rear: Paved patio, Inset flowerbed.

Double Garage: 17'5" x 15'5" (5.31 m x 4.70 m) With an up and over door, Light and power, UPVC double glazed side door. Measurement is an internal measurement.

Heating: Gas central heating (NOT TESTED).NB: boiler in loft

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: Proceed south along Whitegate Drive to the main traffic lights at Oxford Square. Bear left onto Preston New Road Turn tenth right into Clifton Avenue and then Nithside is first on your left.

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		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



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Nithside

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