

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

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

22 Chester Road, Blackpool, FY3 8BE



£74,950

This Mid Terrace home would make a perfect First Time Buy, downsize or possible Buy To Let. In a convenient spot just off Devonshire Road, the property is ready to move into, whilst still offering plenty of scope to upgrade to your own tastes, and is sold with NO ONWARD CHAIN.



- **Lounge**
- **Dining Kitchen**
- **Two Bedrooms**
- **Bathroom**
- **UPVC double glazing**
- **Rear Yard**



Vestibule: Meter cupboard, UPVC double glazed front door.

Lounge: 13'1" x 12'0" (3.99 m x 3.66 m) Fireplace, TV point, UPVC double glazed window, Electric wall heater.

Inner Hall: Staircase to the first floor.

Dining Kitchen: 18'10" x 13'1" (5.74 m x 3.99 m) Wall and base cupboard units, Single drainer stainless steel sink, Plumbed for washing machine, Electric cooker point, Feature fireplace, Delft shelf, Understairs storage, UPVC double glazed window and door, Electric wall heater.





First Floor:

Landing: Loft access.

Bedroom 1: 13'1" x 12'0" (3.99 m x 3.66 m) UPVC double glazed window, Electric wall heater.

Bedroom 2: 11'10" x 6'8" (3.61 m x 2.03 m) Wood effect laminate flooring, UPVC double glazed window, Electric wall heater.

Bathroom: Three piece bathroom suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, UPVC double glazed window, Electric wall heater.



Outside:

Front.

Rear: Yard to the rear, Mainly concrete with a raised bed.



Heating: Electric heating (NOT TESTED).

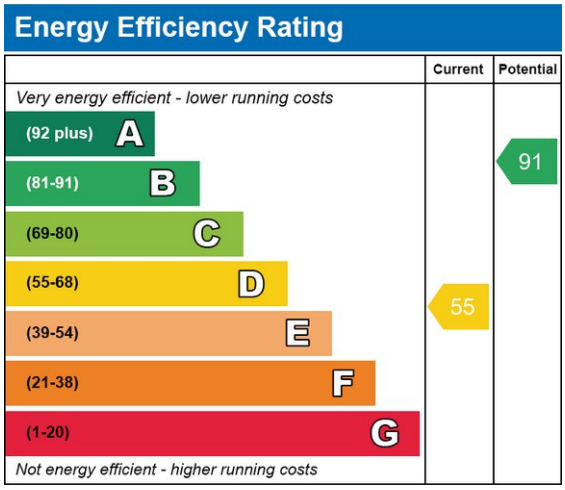
Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

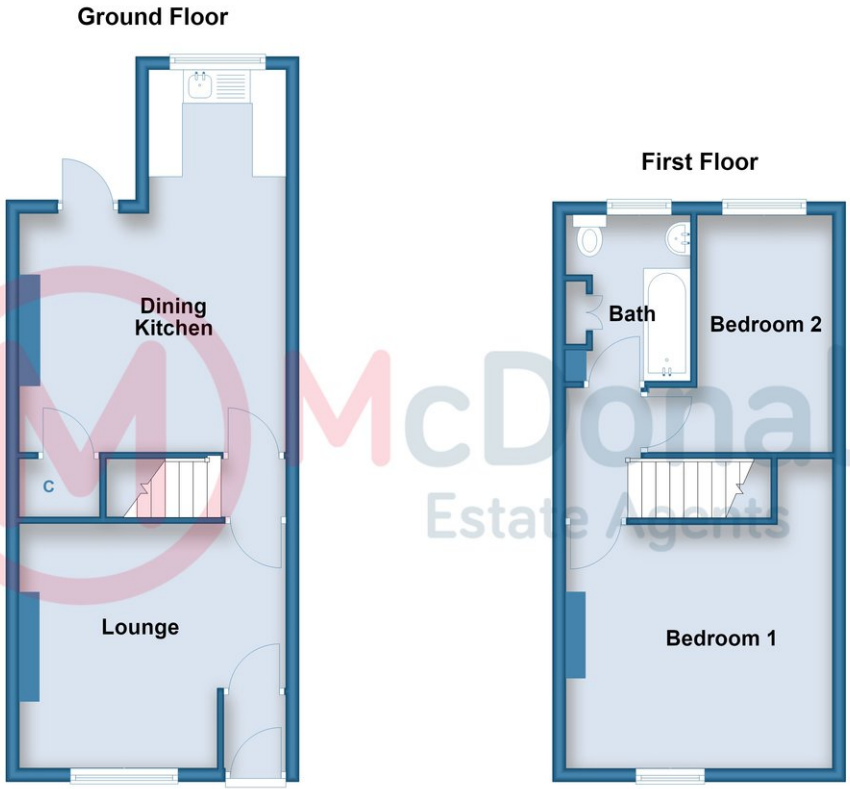
Council Tax: Band - A £1675.48 (2026/27)

Directions: Take Devonshire Road heading north towards Blackpool, after crossing the traffic light junction at Talbot Road take the first left into Warwick Road and then second right into Chester 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.





Are YOU thinking of selling?

Call McDonald Estate Agents NOW, for your FREE market appraisal.