



89 George Street, Blackpool,  
FY1 3HY

**£84,950**

This spacious mid-terrace home is well presented throughout and offers two generous reception rooms and a fitted kitchen on the ground floor. To the first floor are two double bedrooms and a very spacious four-piece family bathroom.

Additional benefits include UPVC double glazing, gas central heating, and a south-facing rear yard.

Ideally located just 0.3 miles from North Shore Train Station and the town centre, the property enjoys easy access to a wide range of shops and local amenities.

- Two DOUBLE bedrooms
- Two reception rooms
- Fitted kitchen
- SPACIOUS four piece bathroom
- UPVC double glazing
- Gas central heating
- SOUTH facing rear
- Close to TOWN CENTRE

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**Vestibule:** Coved ceiling, Meter cupboard, Double glazed front door.

**Hall:** Coved ceiling, Staircase, Double radiator.

**Lounge:** 13'3" x 11'11" (4.04 m x 3.63 m) Feature fireplace with 'log burner' recessed to chimney breast, Wood effect laminate flooring, Double radiator. Open to:-

**Dining Room:** 13'3" x 12'7" (4.04 m x 3.84 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed window, Double radiator.

**Kitchen:** 9'2" x 9'0" (2.79 m x 2.74 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven and hob with extractor hood, Understairs storage, Tiled splashback, Combi gas central heating boiler, UPVC double glazed window and rear door.

**First Floor:**

**Landing.**

**Bedroom 1:** 15'9" x 10'6" (4.80 m x 3.20 m) Two UPVC double glazed windows, Double radiator.

**Bedroom 2:** 13'3" x 10'2" (4.04 m x 3.10 m) UPVC double glazed window, Double radiator.

**Bathroom:** Very spacious, four piece bathroom comprising; Corner bath, Shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls and floor, UPVC double glazed window, Heated towel rail/radiator.

**Outside:**

**Front:** Forecourt garden.

**Rear Yard:** South/south-east facing, Paved for ease of maintenance.

**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 £1594.81 (2025/26)

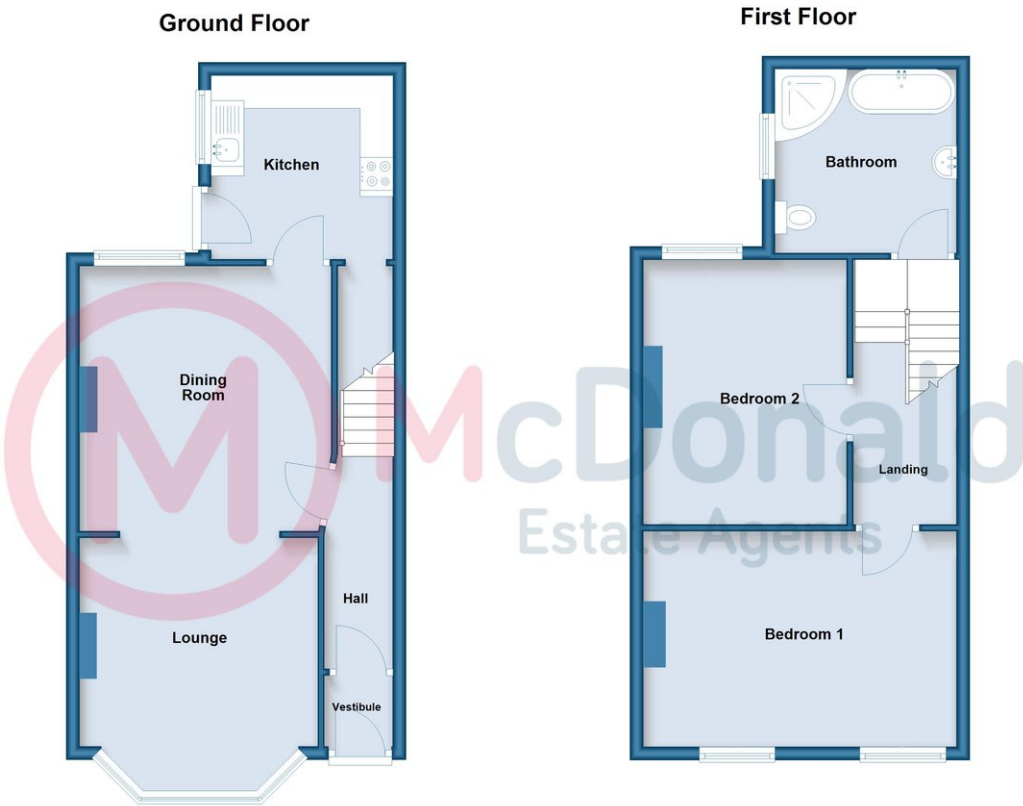


**Directions:** Take Whitegate Drive to the junction at Devonshire Square and continue straight across and travel through the next set of traffic lights. George Street is the next turning on the left.

**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) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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George Street

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