



5 Ledbury Road, Blackpool,
FY3 7SR

£139,950

Immaculate semi-detached near Victoria Hospital

This Semi-detached house may benefit from further updating but is IMMACULATELY presented throughout, offering THREE bedrooms, a Large lounge and MODERN fitted dining kitchen.

Externally gardens front and rear, off street PARKING and garage space.

**Located within just 3/4 mile to Victoria Hospital and the award winning STANLEY PARK
No chain**

- THREE bedrooms
- Large lounge
- Bathroom
- MODERN fitted dining kitchen
- UPVC double glazing; Gas central heating
- Gardens
- Off Street Parking and GARAGE space
- Nr: Hospital
- No chain.



McDonald
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Hall: Wood effect laminate flooring, Spindled staircase with understairs storage, UPVC double glazed window and front door, Radiator.

Lounge: 14'4" x 11'3" (4.37 m x 3.43 m) Wood effect laminate flooring, UPVC double glazed bow bay window, Radiator.

Dining Kitchen: 17'2" x 10'11" (5.23 m x 3.33 m) Modern fitted wall and base cupboard units, Roll edge worktops, Built in oven and hob with extractor hood, Plumbed for washing machine, Stainless steel sink, Tiled splashback, Two UPVC double glazed windows and rear door, Wood effect laminate flooring, Radiator.



First Floor:

Landing: Loft access, UPVC double glazed window.

Bedroom 1: 11'4" x 10'11" (3.45 m x 3.33 m) UPVC double glazed window, Radiator.



Bedroom 2: 11'6" x 11'0" (3.51 m x 3.35 m) Built in wardrobe, UPVC double glazed window, Radiator.

Bedroom 3: 7'2" x 6'0" (2.18 m x 1.83 m) UPVC double glazed window, Radiator.



Bathroom: Comprising; Panelled bath with overhead shower and screen, Low flush WC, Pedestal wash basin, Part tiled walls, Extractor fan, UPVC double glazed window, Radiator.

Outside:

Front: Lawned.

Rear: Paved patio, Artificial lawn.

Parking: Off street parking - Garage space (concrete base already in situ).



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 - C £2,076.44 (2025/26)

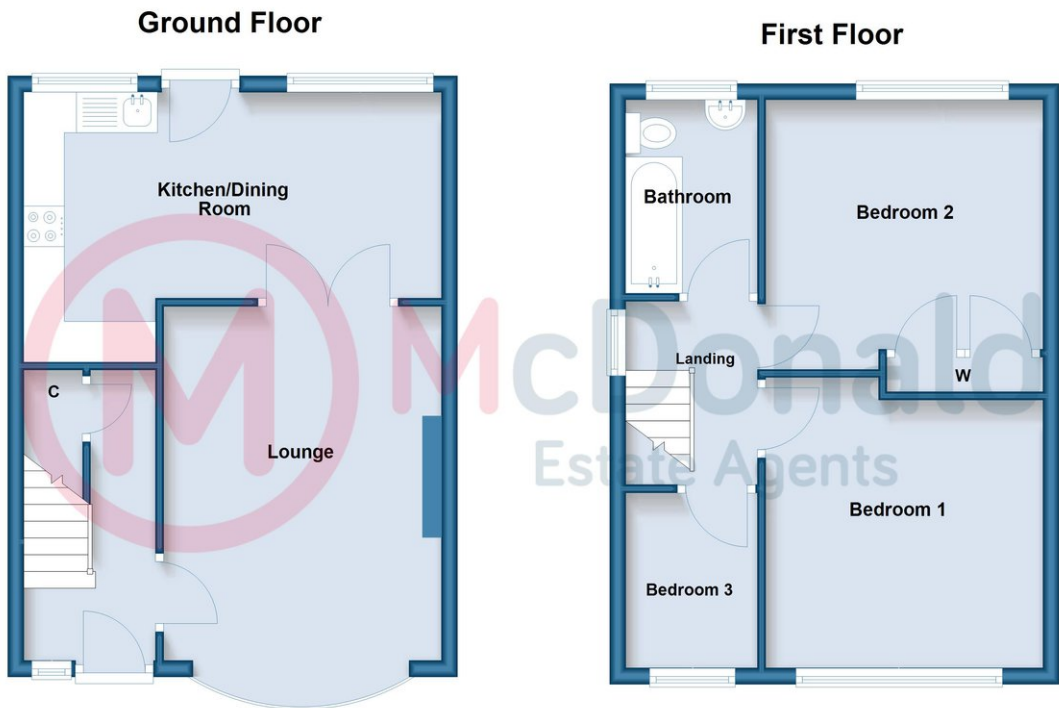


Directions: From Whitegate Drive proceed towards the traffic lights at Devonshire Square, turn right into Newton Drive, continue along go straight across the roundabout , take your 3rd left into Normoss Ave. Ledbury Road is the third turning on the right.

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		76
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Ledbury Road

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