



36 Onslow Road, Blackpool,  
FY3 7DF

**£99,950**

**EXTENDED TWO-BEDROOM HOME – SOUTH-FACING  
GARDEN – NO ONWARD CHAIN**

This **EXTENDED** mid garden terraced house is presented in good order throughout and occupies a particularly convenient position just off Layton centre.

The property has been extended to the rear to create a useful **SUN LOUNGE**, overlooking the **SOUTH-FACING** rear garden. There is also a modern fitted **DINING KITCHEN**, together with **TWO BEDROOMS** and a modern **THREE-PIECE BATHROOM**.

The property is ideally located just 150 yards from Layton centre, with its excellent range of local shops, amenities and transport links close at hand.

**A lovely turnkey home, ready for immediate occupation and offered with NO ONWARD CHAIN.**

- TWO bedrooms
- EXTENDED to the ground floor
- MODERN fitted DINING kitchen
- Sun lounge; Modern bathroom
- Gas central heating
- Cavity Wall Insulation



**McDonald**  
Estate Agents

**Fylde Coast Property Hub**  
81-83 Red Bank Road, Bispham, FY2 9HZ  
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- UPVC double glazing
- SOUTH to rear
- Good order throughout

**Vestibule:** UPVC double glazed front door.

**Lounge:** 15'1" x 12'0" (4.60 m x 3.66 m) Feature fireplace, Meter cupboard, coved ceiling, UPVC double glazed bay window, Radiator.

**Dining Kitchen:** 12'0" x 11'5" (3.66 m x 3.48 m) Fitted wall and base cupboard, Complementary roll edge worktops, Stainless steel sink, Built in oven and hob with extractor hood, Tiled splash back, Radiator.

**Sun Lounge:** 12'1" x 7'11" (3.68 m x 2.41 m) Wood effect laminate flooring, UPVC double glazed windows and rear door, Radiator.

**First Floor:**

**Landing:**

**Bedroom 1:** 12'2" x 12'0" (3.71 m x 3.66 m) Attractive fitted wardrobes, UPVC double glazed window, Radiator.

**Bedroom 2:** 11'7" x 6'9" (3.53 m x 2.06 m) Incorporating built in wardrobe with gas central heating boiler, UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with overhead shower and screen, Low flush WC, Pedestal wash basin, Panelled walls, Extractor fan, Heated towel rail/radiator.

**Outside:**

**Front:** Forecourt garden.

**Rear:** South facing, Stone paved for ease of maintenance, Timber shed, Bin store.

**Heating:** Gas central heating.

**Additional Information:** Insulation / there is a copy of a 25 year cavity wall insulation guarantee available for review dated 2013

Gas Boiler / there is a 5 year warranty letter dated Dec 2024 for the gas central heater boiler available for review

**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)

**Electric:** Tested March 2026 (Electrical Installation Condition Report available to view in the office).

**Gas:** Gas tested February 2026. (Gas safety Record available to view in the office).





**Directions:** At the main traffic lights at Devonshire Road/Talbot Road turn right into Talbot Road. Follow the road around and bear left, now into Westcliffe Drive. After the roundabout take the second turning right into Onslow 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.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 84        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 62      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

Ground Floor



First Floor



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Onslow Road

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