



**74 Kipling Drive, Blackpool,  
FY3 9UB**

**£126,500**

**This extended semi-detached home offers generous living space and excellent potential.**

**The ground floor has been thoughtfully extended and now provides three reception areas, together with a fitted kitchen leading to a covered rear yard with utility/WC area, which in turn provides access to the invaluable garage. To the first floor are three well-proportioned bedrooms and a family bathroom.**

**While requiring general modernisation, the property presents an exciting development or investment opportunity, with clear potential to add further value.**

**Offered well presented and with no onward chain, this is an excellent opportunity for buyers looking to create a superb home or secure a rewarding project.**

- THREE bedrooms
- Shower room
- THREE reception areas
- Kitchen
- Utility / WC
- Corner plot

**McDonald**  
Estate Agents

**Fylde Coast Property Hub**

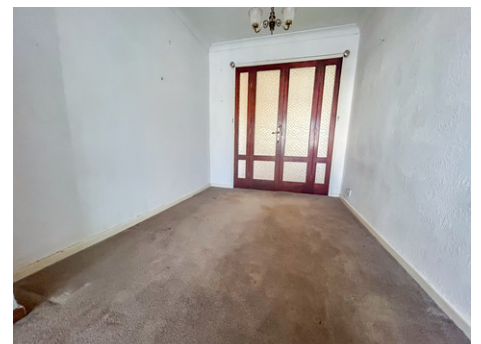
81-83 Red Bank Road, Bispham, FY2 9HZ  
01253 398 498

sales@mcdonaldproperty.co.uk  
www.mcdonaldproperty.co.uk

**BRITISH PROPERTY AWARDS 2024**  
GOLD WINNER  
ESTATE AGENT IN BLACKPOOL

**BRITISH PROPERTY AWARDS 2022**  
ESTATE AGENT IN BLACKPOOL

**BRITISH PROPERTY AWARDS 2021**  
ESTATE AGENT IN BLACKPOOL



Award winning property sales since 1948.



- Parking and GARAGE
- Requires modernisation
- No chain

### Porch.

**Hall:** Staircase, Tiled floor, Double glazed window, Double radiator.

**Lounge Area:** 12'1" x 10'3" (3.68 m x 3.12 m) Meter cupboard, UPVC double glazed window, Double radiator. Directly open to:-

**Dining Area:** 9'8" x 7'6" (2.95 m x 2.29 m) Coved ceiling, Double doors to dining room.

**Kitchen:** 9'2" x 8'3" (2.79 m x 2.51 m) Built in wall and base cupboard units, Double drainer stainless steel sink, Plumbed for washing machine, Tiled walls, Double glazed window. Directly open to:-

**Dining Room:** 15'8" x 8'1" (4.78 m x 2.46 m) Built in display cupboards, Double glazed window, Double radiator.

**Utility Area:** (Covered rear yard). Tiled floor, Double glazed window, Side door. Incorporating:-

**Ground Floor WC:** Low flush WC, Pedestal wash basin, Personal door to garage.

### First Floor:

**Landing:** Double glazed window, Loft access.

**Bedroom 1:** 12'0" x 10'0" (3.66 m x 3.05 m) UPVC double glazed bay window, Radiator.

**Bedroom 2:** 10'1" x 9'3" (3.07 m x 2.82 m) Gas central heating boiler, Double glazed window, Radiator.

**Bedroom 3:** 8'8" x 5'1" (2.64 m x 1.55 m) Built in wardrobe, Wood effect laminate flooring, Radiator.

**Shower Room:** Comprising; Shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls, Double glazed window, Radiator.

### Outside:

**Front:** Stone paved with raised flowerbeds to border.

**Side:** Lawn, Flowerbed to border.

**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 - B £1954.73 (2026/27)



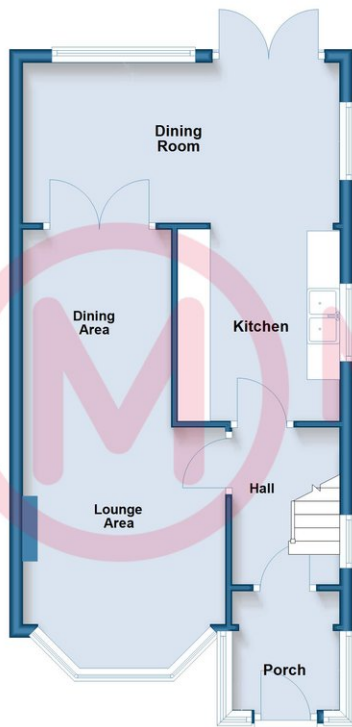
**Directions:** Travel South along Whitegate Drive. Turn left at the Saddle Inn into Preston Old Road, continue along there and where the road bears right take the second left turning into Wordsworth Avenue at the end turn left into Knutsford Road. Kipling Drive is the turning on your right hand side.

**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.

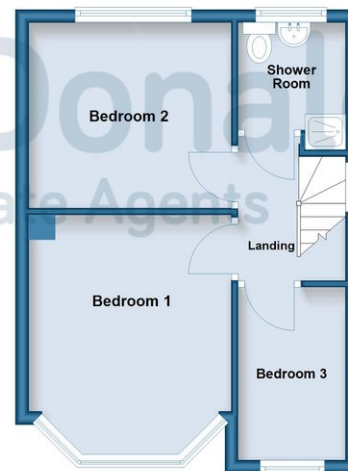
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		66	
(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**



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

**Kipling Drive**

Are YOU thinking of selling?  
Call McDonald Estate Agents NOW, for  
your FREE market appraisal.

Award winning property sales since 1948.

