



110 Layton Road, Blackpool,
FY3 8ES

£99,950

***** CHARMING CHARACTER HOME WITH GENEROUS PLOT & AMPLE PARKING *****

This extended quasi semi-detached (end-of-four) property occupies a generous corner plot and benefits from ample off-street parking, with further potential to extend parking if desired. The accommodation comprises two bedrooms, two reception rooms, and a kitchen extension, along with uPVC double glazing and gas central heating throughout. Ideally located just 0.4 miles from the award-winning Stanley Park and 0.8 miles from Victoria Hospital.

Offered with no onward chain.

- Quasi Semi Detached
- HUGE corner plot
- AMPLE off street PARKING
- Two bedrooms; Two reception rooms
- Bathroom
- Kitchen
- UPVC double glazing; Gas central heating
- Close to STANLEY PARK

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Porch: UPVC double glazed front door and windows.

Hall: Wood effect laminate flooring, Staircase, Double radiator.

Lounge: 16'0" x 11'11" (4.88 m x 3.63 m) Meter cupboard, Wood effect laminate flooring, UPVC double glazed bay window, Double radiator.

Dining Kitchen:

Dining Area: 15'0" x 7'6" (4.57 m x 2.29 m) Understairs storage with UPVC double glazed window and combi gas central heating boiler, Wood effect laminate flooring, UPVC double glazed window, Double radiator. Directly open to:-

Kitchen Area: 14'5" x 4'1" (4.39 m x 1.24 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Tiled splash back, Wood effect laminate flooring, UPVC double glazed window and rear door.

First Floor:

Landing.

Bedroom 1: 14'11" x 10'3" (4.55 m x 3.12 m) Walk in wardrobe with sliding mirrored doors, Three UPVC double glazed windows, Radiator.

Bedroom 2: 10'9" x 7'2" (3.28 m x 2.18 m) Built in cupboard, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower attachment and screen, Low flush W, Pedestal wash basin, Tiled walls, UPVC double glazed window, Double radiator.

Outside:

Front: Stone gravelled with established hedgerow.

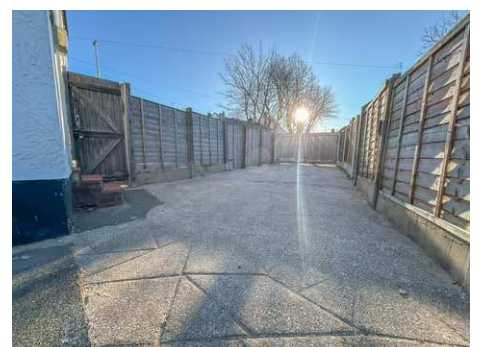
Side: Concealed with established hedgerow.

Rear: West facing, Concreted for ease of maintenance.

Parking: Excellent off street parking to rear, Enclosed by timber panelled fencing and double gates.

Heating: Gas central heating (NOT TESTED).

Council Tax: Band - B £1771.00 (2024/25)



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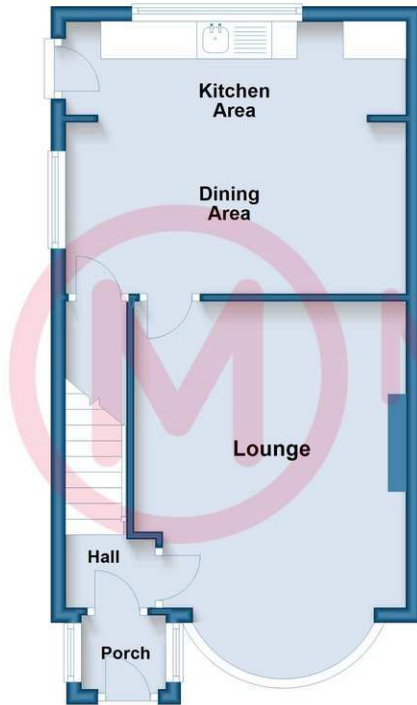
Directions: From Talbot Road/Devonshire Road traffic lights, head south along Devonshire Road to the traffic lights with Cauce Street and turn left into Cauce Street and finally sixth right onto Layton Road.

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)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Plan produced using PlanUp.

Layton Road

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