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
2022 IN BLACKPOOL
2021 IN BLACKPOOL

Flat 2 Newquay Court, 225 Devonshire Road, Blackpool, FY2 0TJ

£74,950

Offering excellent potential to add value through general modernisation, this SPACIOUS purpose-built apartment provides all its accommodation on the GROUND FLOOR.

The property features two DOUBLE bedrooms, a generous lounge measuring over 16ft x 12ft which lead to a private BALCONY, a fitted DINING kitchen, bathroom and separate WC.

Externally, there are well-maintained communal gardens together with the invaluable benefit of a GARAGE.

- **Two DOUBLE bedrooms**
- **Lounge and BALCONY**
- **GROUND FLOOR living**
- **DINING kitchen**
- **UPVC double glazing**
- **Gas central heating**
- **Invaluable GARAGE**
- **Requires modernisation**

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Communal Entrance: Security intercom.

Communal Hall:

Private Entrance:

Hall: Two built in storage cupboards, Coved ceiling, Wood effect laminate flooring, Radiator.

Dining Kitchen: 11'5" x 8'0" (3.48 m x 2.44 m) Wall and base cupboard units, Stainless steel sink, Gas central heating boiler, Tiled floor, UPVC double glazed window, Radiator.

Bedroom 1: 12'11" x 11'11" (3.94 m x 3.63 m) UPVC double glazed window, Radiator.

Bedroom 2: 11'5" x 8'2" (3.48 m x 2.49 m) Built in wardrobe, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Pedestal wash basin, Tiled walls, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Separate WC: Low flush WC, Half tiled walls, UPVC double glazed window.

Garage: With an up and over door.

Heating: Gas central heating (NOT TESTED).

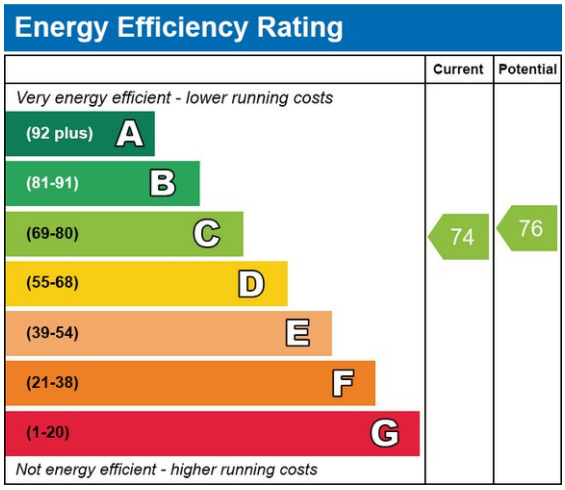
Tenure: We have been informed that the property is leasehold; 999 years from 1972; Service charge £550 bi-annually (includes ground rent and building insurance). Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1675.48 (2026/27)

Directions: From Whitegate Drive, travel north along into Devonshire Road. Travel through three sets of traffic lights and over the mini roundabout. After passing under the bridge take the first turning on the right hand side into Teesdale Avenue. Proceed to the end of this road and turn right into Newquay Court.

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.



Ground Floor

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Newquay Court

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