



15 Ripon Road, Blackpool,
FY1 4DY

£114,950

While some modernisation may be desirable, this generously proportioned, traditional semi-detached home offers excellent space throughout. The property features three bedrooms, two of which measure over 15ft, along with two separate reception rooms, a fitted kitchen, and a four-piece family bathroom.

Additional benefits include UPVC double glazing, gas central heating, and a sunny west/south-west facing rear garden.

Ideally located within just 150 yards of the local college, the property is offered with no onward chain.

- **THREE** bedrooms
- **TWO** reception rooms
- **FITTED** kitchen
- **FOUR** piece bathroom
- **UPVC** double glazing
- **Gas** central heating



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Lounge: 15'3" x 12'3" (4.65 m x 3.73 m) Lovely fireplace with living flame coal effect gas fire and marble hearth, Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

Dining Room: 15'3" x 11'4" (4.65 m x 3.45 m) Lovely feature fireplace with polished wood fire surround, marble hearth and inset living flame coal effect fire, Coved ceiling, Picture rail, UPVC double glazed window, Double radiator.

Dining Kitchen: 13'6" x 6'7" (4.11 m x 2.01 m) Modern fitted wall and base cupboard units, Built in oven and hob with extractor hood, Plumbed for washing machine, Stainless steel sink, Two UPVC double glazed windows and rear door, Radiator.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 15'3" x 11'3" (4.65 m x 3.43 m) Decorative fire surround, UPVC double glazed bay window, Radiator.

Bedroom 2: 15'2" x 11'4" (4.62 m x 3.45 m) Decorative fire surround, Picture rail, UPVC double glazed window, Radiator.

Bedroom 3: 8'3" x 7'0" (2.51 m x 2.13 m) Picture rail, UPVC double glazed window, Radiator.

Bathroom: Four piece bathroom comprising; Panelled bath, Separate shower cubicle, Pedestal wash basin, Low flush WC, Panelled walls, UPVC double glazed window, Double radiator.

Outside:

Front: Forecourt garden.

Rear: West/south-west sunnier facing aspect.

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)

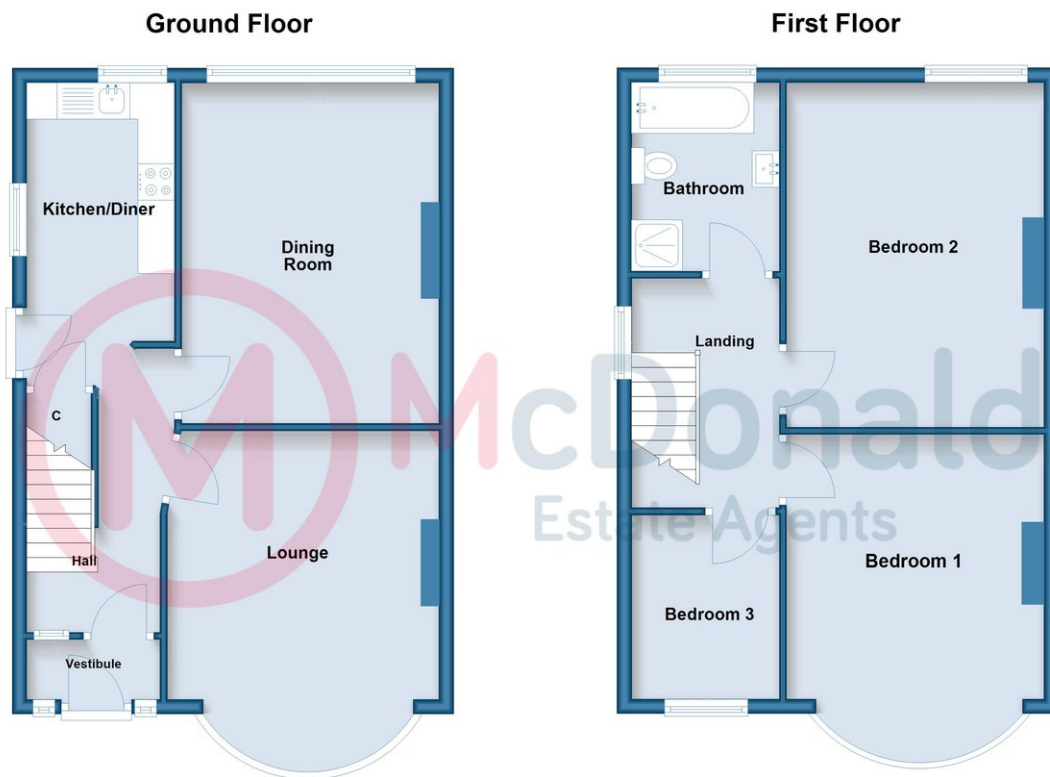


Directions: From our Blackpool office travel south along Whitegate Drive and after passing through the first set of lights take the third right into Gainsborough Road. At the junction, at the top of this road is Ripon Road.

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		86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			



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Plan produced using PlanUp.

Ripon Road

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