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**36 Hathaway, Blackpool,
FY4 4AB**



£108,950

This end garden terraced house does require further updating and presents a possible development opportunity to build in additional value.

The property briefly comprises two DOUBLE bedrooms, two LARGE reception areas plus the DINING kitchen and an additional WC located to the ground floor.

A major benefit is the outside and rear. With a SOUTH facing aspect, being not directly overlooked, measuring OVER 65ft long and the full plot width, which in turn leads through an access gate to a LARGE OPEN LOCAL PARK area !

- Two DOUBLE bedrooms
- Two LARGE receptions
- DINING kitchen
- Bathroom and additional WC
- UPVC double glazing
- Gas central heating
- SOUTH rear OVER 65ft
- Access to LOCAL PARK
- Some updating required.



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Lounge Area: 14'2" x 11'7" (4.32 m x 3.53 m) Feature living flame coal effect gas fire, Feature stone chimney breast and displays to alcoves, UPVC double glazed front bay window and rear windows.

Dining Room: 13'8" x 12'8" (4.17 m x 3.86 m) Staircase, UPVC double glazed front door, UPVC double glazed bay window, Radiator. Directly open to lounge area.

Dining Kitchen: Fitted wall and base cupboards, Complementary roll edge worktops and breakfast bar, Plumbed for washing machine, Part tiled walls, Wood effect laminate flooring, UPVC double glazed window and aluminium patio doors to rear garden, Radiator.

Ground Floor WC: Low flush WC, Part tiled walls, Access to cupboard housing combi gas central heating boiler.

First Floor:

Landing: UPVC double glazed window, Radiator.

Bedroom 1: 11'11" x 11'7" (3.63 m x 3.53 m) Two UPVC double glazed windows, Radiator.

Bedroom 2: 13'3" x 12'7" (4.04 m x 3.84 m) Built in wardrobe to alcove, UPVC double glazed bay window, Radiator.

Bathroom: Comprising; Panelled bath with overhead shower and screen, Vanity wash basin, Low flush WC, Panelled and tiled walls, UPVC double glazed window.

Outside:

Front: With established hedgerow to border

Rear: South facing, Approximately 65' in length, Paved and concrete patio area, Leading beyond to local park area.

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 - A £1675.48 (2026/27)

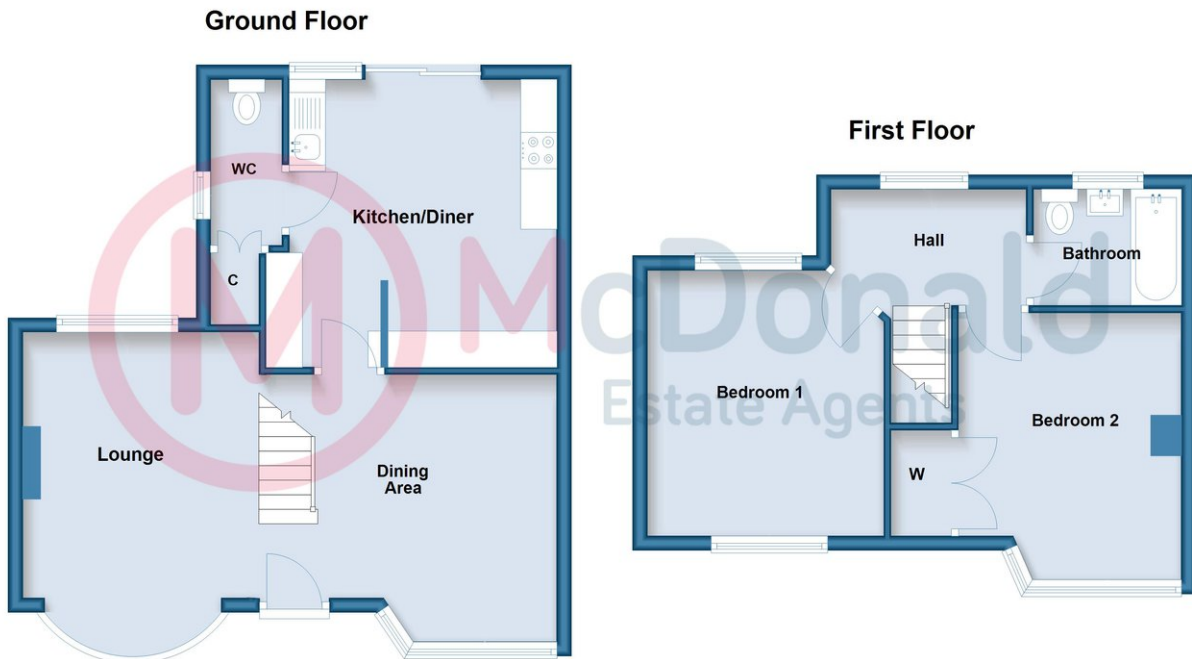


Directions: Take Whitegate Drive heading south to the main traffic light junction at Oxford Square. Bear right onto Waterloo Road and continue to the next main set of traffic lights at Spen Corner. Turn left onto Hawes Side Lane, continue for some distance and Hathaway can be found sixth on the left 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Plan produced using PlanUp.

Hathaway

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