



39 Mather Street, Layton, Blackpool,
FY3 8RA

£89,950

This Mid Garden Terraced House is currently tenanted, but is due to become vacant and will be sold with **NO ONWARD CHAIN**. Well proportioned throughout, to the ground floor are a Lounge, Kitchen with Utility, WC and a Conservatory, whilst to first floor even the smallest of the three Bedrooms is a more generous 9' in length. The property does require modernisation, and offers plenty of potential.

- Lounge
- Kitchen
- Utility; Ground floor WC
- Conservatory
- Three Bedrooms
- Bathroom
- UPVC double glazing
- Gas central heating
- South Westerly facing rear



McDonald
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Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
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Vestibule: UPVC double glazed door.

Lounge: 13'11" x 13'7" (4.24 m x 4.14 m) Fireplace, UPVC double glazed window, Radiator.

Kitchen: 10'6" x 9'4" (3.20 m x 2.84 m) Wall and base cupboard units with complementary roll edge worktops, One and a half bowl stainless steel sink with mixer tap, Gas cooker point, UPVC double glazed window.

Utility Area: Radiator.

WC: Low flush WC, UPVC double glazed window.

Conservatory: 12'0" x 7'2" (3.66 m x 2.18 m) UPVC double glazed windows and doors.

First Floor:

Landing.

Bedroom 1: 13'3" x 11'5" (4.04 m x 3.48 m) UPVC double glazed window, Radiator.

Bedroom 2: 12'1" x 8'7" (3.68 m x 2.62 m) UPVC double glazed window, Radiator.

Bedroom 3: 9'0" x 7'10" (2.74 m x 2.39 m) UPVC double glazed window, Radiator.

Shower Room: Comprising; Step in shower, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.

Outside:

Front: Flagged with raised borders.

Rear: South Westerly facing, Concreted and raised beds, Garden shed.

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 £1594.81 (2025/26)

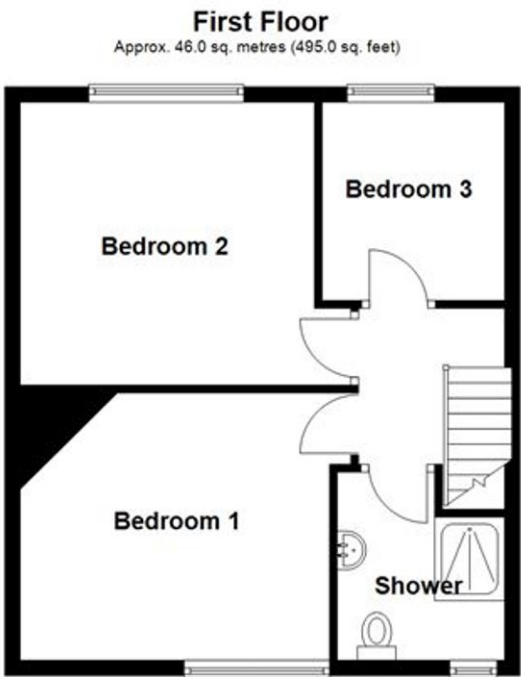
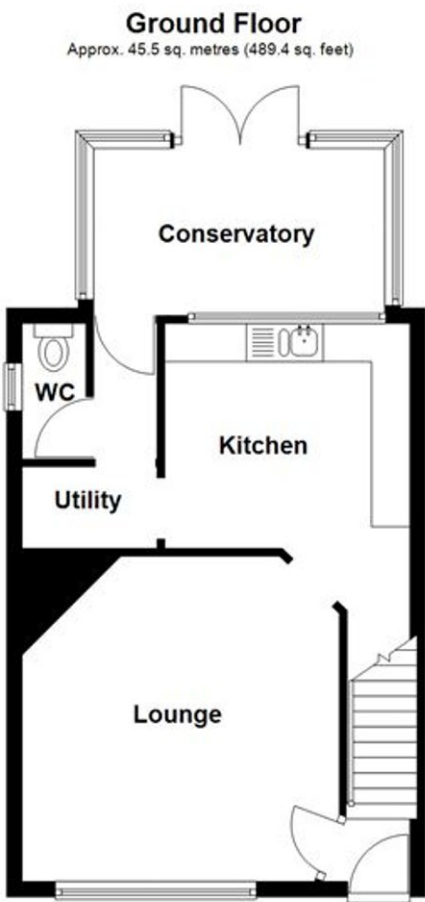


Directions: Travel north along Whitegate Drive and straight ahead at the lights into Devonshire Road. At the traffic lights with Talbot Road, turn right. Finally turning second right into Mather Street.

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		77
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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