



40 Poulton Old Road, Blackpool,
FY3 7LB

£134,950

This Quasi Semi-detached house is immaculately presented with stylish, modern fixtures and fittings following a refurbishment over the last couple of years. With three bedrooms, with a modern three piece bathroom, an open plan through lounge and dining area to the stylish fitted kitchen leading to the sunnier SOUTH facing rear gardens OVER 70ft long.

*There are structural engineers reports available for inspection.

- Three bedrooms
- Modern bathroom
- Lounge
- Dining Area
- STYLISH fitted kitchen
- UPVC double glazing
- Gas central heating
- Off street PARKING
- SOUTH facing rear
- Garden OVER 70ft

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Vestibule: UPVC double glazed front door and windows, Quarry tiled floor.

Hall: Meter cupboard, Wood effect laminate flooring, Understairs storage housing combi gas central heating boiler, UPVC double glazed window, Radiator.

Lounge: 12'0" x 10'3" (3.66 m x 3.12 m) UPVC double glazed bay window, Radiator. Open archway to:-

Dining Kitchen: Open plan modern dining kitchen comprising:

Dining Area: 9'3" x 7'9" (2.82 m x 2.36 m) Fitted base units, Wood effect laminate flooring UPVC double glazed patio doors to rear garden. Open archway to:-

Kitchen Area: 9'3" x 7'9" (2.82 m x 2.36 m) Stylish range of fitted wall and base cupboard units, Complementary worktops and matching splashbacks, Stainless steel sink, Built in oven and hob with extractor hood, Alcove ideal for fridge housing, UPVC double glazed window, Feature vertical radiator.

First Floor:
Landing.

Bedroom 1: 12'1" x 9'11" (3.68 m x 3.02 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 10'0" x 9'3" (3.05 m x 2.82 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'8" x 6'0" (2.64 m x 1.83 m) Built in wardrobe, UPVC double glazed window, Radiator.

Bathroom: Modern three piece suite comprising; Panelled bath with overhead shower, Vanity wash basin, Low flush WC, Panelled walls, UPVC double glazed window, Extractor fan, Heated towel rail/radiator.

Outside:

Front: Mostly lawned with established hedgerow.

Side: Side garden area with flowerbed (possible additional parking).

Rear: Mostly lawned, Crazy paved patio, Flowerbeds to border, Over 70' in length.

Parking: Off street parking to the front.

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)

***Additional Information:** The property has experienced some differential settlement. There are two structural engineers reports available for review. These were long enough apart for the engineer to offer an assurance that the movement is of a longstanding nature and had not moved between the two inspection dates. This information is available for inspection.



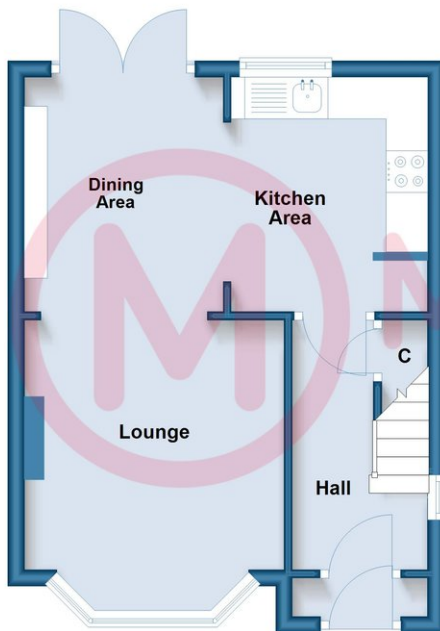
Directions: Travel North along Whitegate Drive. At the traffic lights turn right into Newton Drive. At the roundabout exit left into St.Walburga's Road. At the next roundabout exit right into Poulton Road. Turn first Left into Poulton Old Road and left again to stay on Poulton Old Road.

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.

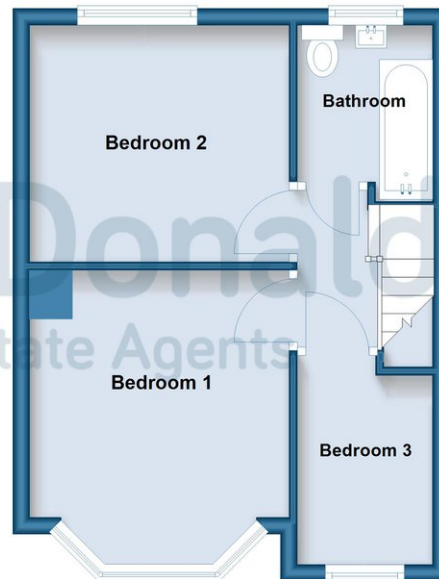
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Poulton Old Road

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