



273a Talbot Road, Blackpool,
FY3 7AZ

£57,500

Offering exceptional value for money, this spacious first-floor flat presents an excellent opportunity for first-time buyers and buy-to-let investors alike. Whilst some cosmetic redecoration is required following recent improvement works, the property already benefits from a stylish modern fitted dining kitchen, a contemporary three-piece bathroom, and a generous lounge/dining room.

Further enhancing its appeal are the installed solar panels, helping to reduce energy costs and improve efficiency.

Conveniently situated within approximately three-quarters of a mile of Blackpool North Railway Station and the wide range of shops, restaurants and attractions in Blackpool Town Centre, the property also enjoys the convenience of Layton Centre's local amenities just 250 yards away.

Offered with no onward chain, this is a realistically priced home with excellent potential and early viewing is highly recommended.

- One DOUBLE bedroom
- Modern fitted DINING kitchen
- Lounge / Dining Room
- Modern bathroom
- UPVC double glazing; *Solar Panels

Awardwinning property sales since 1948.



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



Ground Floor:

Communal Entrance: To the two flats only.

Private Entrance:

Hall: Staircase to the first floor.



First Floor:

Landing: Split level landing, Electric storage heater.

Lounge: 15'3" x 12'3" (4.65 m x 3.73 m) Fire surround, Two UPVC double glazed windows, Electric storage heater.

Bedroom 1: 13'2" x 9'10" (4.01 m x 3.00 m) Built in wardrobe, Built in airing cupboard, UPVC double glazed window, Electric storage heater.

Bathroom: Modern three piece bathroom comprising; Panelled combination 'P' shaped bath, Pedestal wash basin, Low flush WC, Part tiled walls, UPVC double glazed window.



Breakfast Kitchen: 9'8" x 9'2" (2.95 m x 2.79 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops and breakfast bar, Built in oven and hob with extractor hood, Part tiled walls, Plumbed for washing machine, Wood effect laminate flooring, UPVC double glazed window.

Outside: No gardens. Right of way access only.

Heating: Electric storage heating (NOT TESTED).

Solar Panels: The vendor informs us solar panels have been installed and this provides an outstanding supplement to the annual electrical costs. During summer months, on current usage, the monthly bills are almost covered.

Tenure: We have been informed that the property is leasehold; 999 years from 23/11/1989. No service charge, Ground rent £5.00 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

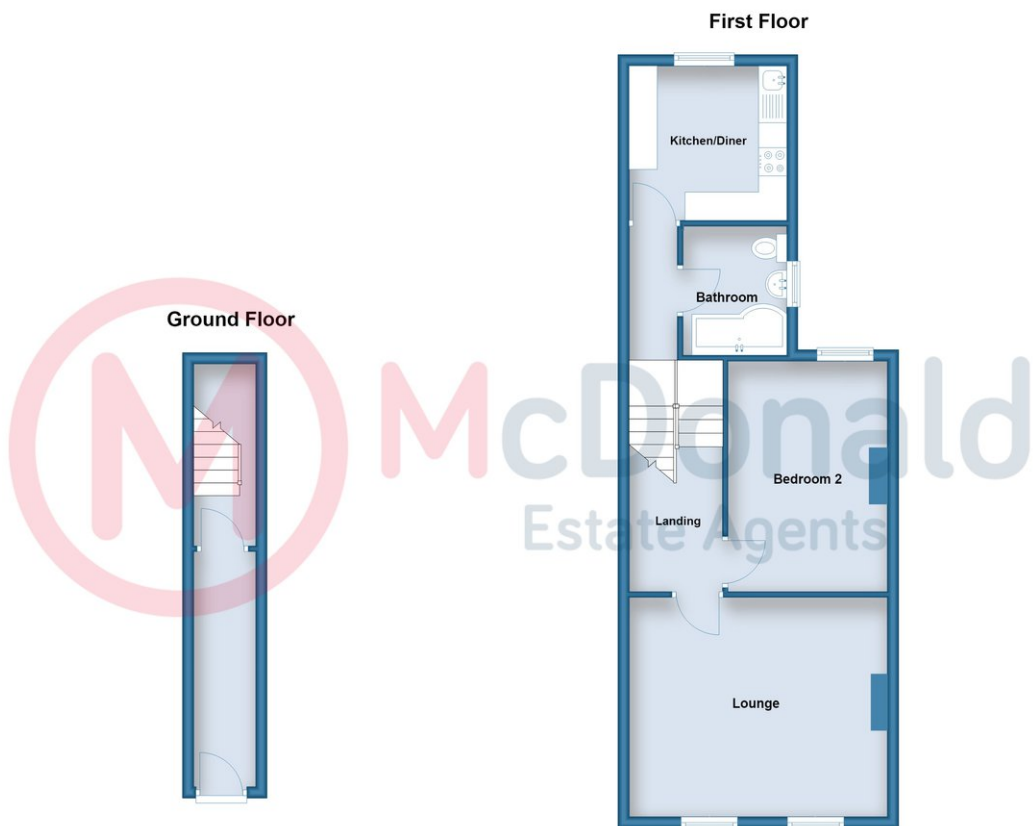
Council Tax: Band - A £1675.48 (2026/27)

Directions: Take Devonshire Road heading south. At the main traffic light junction with Talbot Road turn left onto Talbot Road where the property can be found a short distance down 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			89
(69-80) C		81	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

Talbot Road

Are YOU thinking of selling?
 Call McDonald Estate Agents NOW, for
 your FREE market appraisal.

Award winning property sales since 1948.

