



10 Knutsford Road, Blackpool,
FY3 9UU

£119,950

Having remained in the same family for around 70 years, this distinctive semi-detached home presents an excellent opportunity to modernise, add value, and create a superb family home in a highly convenient location.

The well-proportioned accommodation includes a **LARGE** lounge, a separate dining room, and a spacious **DINING** kitchen. To the first floor are three well-sized bedrooms, with even the smallest measuring almost 11ft x 7ft, together with a shower room.

Externally, the property benefits from off-street parking via a private driveway and an invaluable **GARAGE**.

Ideally situated close to the ever-popular Stanley Primary School, the property is also just $\frac{3}{4}$ mile from the award-winning Stanley Park and approximately $1\frac{1}{4}$ miles from the M55 motorway, offering excellent transport links.

Offered with **NO ONWARD CHAIN**, this is a rare opportunity to acquire a much-loved family home and make it your own. Early viewing is highly recommended.

- Three bedrooms
- Shower Room
- **LARGE** lounge
- Separate dining room



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- **DINING kitchen**
- **UPVC double glazing**
- **Gas central heating**
- **Requires modernisation**
- **No chain**

Hall: Staircase, Understairs storage and cloaks, Radiator.

Lounge: 17'1" x 13'0" (5.21 m x 3.96 m) Tiled fireplace with living flame coal effect gas fire, Coved ceiling, UPVC double glazed bay window and corner window. Double doors to:-

Dining Room: 9'0" x 8'4" (2.74 m x 2.54 m) UPVC double glazed window, Radiator.

Dining Kitchen: 11'2" x 8'7" (3.40 m x 2.62 m) Fitted wall and base cupboards, Complementary roll edge worktops, Colour coordinated sink, Tiled splashback, Quarry tiled floor, Two UPVC double glazed windows and rear door.

First Floor:

Landing: Lovely galleried style landing

Bedroom 1: 13'2" x 9'11" (4.01 m x 3.02 m) Fitted wardrobes and dresser, UPVC double glazed bay window, Radiator.

Bedroom 2: 11'4" x 8'8" (3.45 m x 2.64 m) Built in wardrobes and cupboard

Bedroom 3: 10'11" x 6'9" (3.33 m x 2.06 m) UPVC double glazed corner window, Radiator.

Shower Room: Comprising; Shower cubicle, Vanity wash basin and integrated low flush WC, Part tiled walls, Tiled floor, UPVC double glazed window, Radiator.

Outside:

Front: Paved with flowerbed to border.

Rear: Paved for ease of maintenance.

Garage: With private driveway.

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 - C £2233.97 (2026/27)

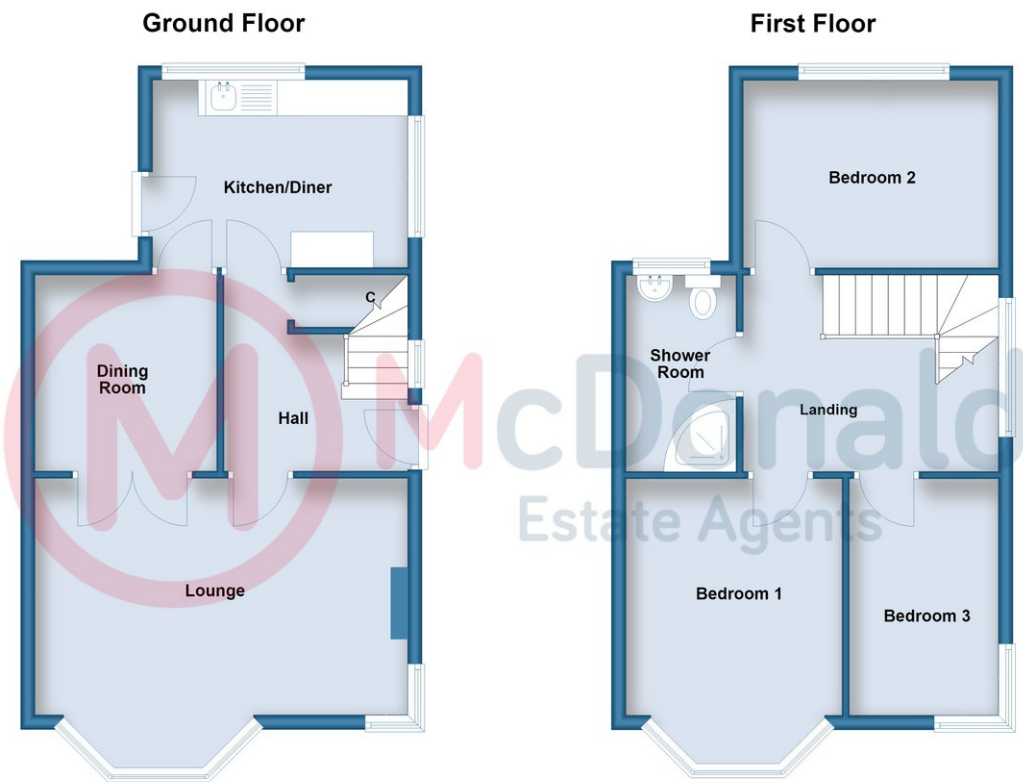


Directions: Take East Park Drive heading south, at the traffic lights turn left onto Lawson Road, turn fourth right into Lancaster Road, at the end turn left onto Preston Old Road, continue over the roundabout and turn first left into Wordsworth Avenue and finally second left into Knutsford Road.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	74



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Knutsford Road

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