



95 Ashburton Road, Blackpool,
FY1 2PF

£124,950

An immaculately presented semi-detached family home offering **SPACIOUS** and well-planned accommodation throughout.

To the first floor are **THREE** well-proportioned bedrooms and a stylish, modern three-piece family bathroom. The ground floor features a generous lounge measuring almost 15ft x 12ft, together with a superb contemporary fitted dining kitchen extending to well over 18ft x 11ft, creating an excellent space for both everyday family living and entertaining.

Externally, the property benefits from gardens to both the front and rear. The front garden provides invaluable **OFF-STREET PARKING**, perfectly complementing the cul-de-sac position this fantastic home enjoys.

- **THREE** bedrooms
- Spacious lounge
- **LARGE** fitted dining kitchen
- Modern bathroom
- UPVC double glazing
- Gas central heating
- Off street **PARKING**



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Vestibule: Double glazed composite front door, Tiled floor and walls.

Hall: Spindled staircase, Meter cupboard, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Lounge: 14'5" x 11'9" (4.39 m x 3.58 m) Feature wall mounted fire, Coved ceiling, UPVC double glazed window, Radiator.

Dining Kitchen: 18'11" x 11'5" (5.77 m x 3.48 m) Spacious dining kitchen comprising;

...**Dining Area:** Understairs storage, Coved ceiling, UPVC double glazed, Radiator. Directly open to:-

...**Kitchen Area:** Fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, One and a half bowl stainless steel sink, Plumbed for washing machine, UPVC double glazed window, Radiator.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 14'5" x 11'9" (4.39 m x 3.58 m) Picture rail, UPVC double glazed window, Radiator.

Bedroom 2: 12'1" x 9'0" (3.68 m x 2.74 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'6" x 6'8" (2.59 m x 2.03 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bathroom: Modern three piece bathroom comprising; Panelled bath with dual shower attachments, Pedestal wash basin, Low flush WC, Panelled and tiled walls, Tiled floor, Heated towel rail/radiator.

Outside:

Front: Paved for ease of maintenance and to provide parking.

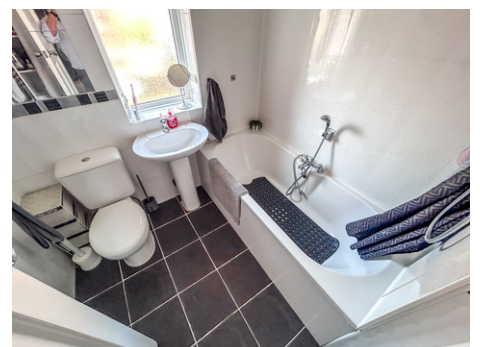
Rear: Paved patio, Artificial lawn, Established trees.

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)



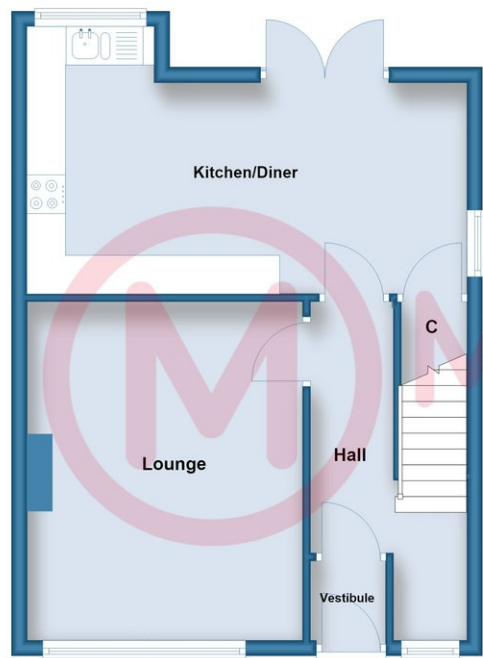
Directions: From Blackpool town centre head inland from Talbot Square. At the last set of traffic lights at the T junction bear left into Dickson Road. Exit right at the first roundabout into Pleasant Street. Follow the road and bear left and Ashburton Road is the first turning on the right hand side.

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		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Plan produced using PlanUp.

Ashburton Road

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