



32 Carshalton Road, Blackpool,
FY1 2NR

£139,950

This **VERY SPACIOUS** garden terraced house offers an impressive **FIVE BEDROOMS**, the smallest of which measures over 10ft x 7ft. In addition, there are **TWO SEPARATE RECEPTION ROOMS** and a spacious fitted dining kitchen measuring over 15ft x 10ft.

The accommodation also includes a family bathroom to the first floor, together with an additional ground floor WC.

The property benefits from **OFF-STREET PARKING** to the front, whilst a **LARGE GARAGE** to the rear is also available at the revised asking price of £149,950. The property can therefore be purchased **WITH OR WITHOUT THE GARAGE**.

This lovely '**TURN-KEY**' HOME, situated less than 400 YARDS FROM THE **SEAFRONT**, is immaculate throughout and presented in good decorative order, making it ideal for **IMMEDIATE OCCUPATION**.

- **FIVE bedrooms**
- **Smallest bedroom OVER 10ft x 7ft**
- **TWO reception rooms**
- **Dining kitchen OVER 15ft x 10ft**
- **SOUTH to rear**
- *** Garage available**

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McDonald

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Vestibule.

Hall.

Lounge: 16'10" x 12'3" (5.13 m x 3.73 m) Fitted fire surround, Coved ceiling, Dado rail, UPVC double glazed bay window, Radiator. Doors to:-

Dining Room: 15'0" x 13'8" (4.57 m x 4.17 m) Feature open, decorative fireplace, Coved ceiling, UPVC double glazed window, Radiator.

Inner Hall: Understairs storage leading to basement storage.

Ground Floor WC: Low flush WC, Wash basin.

Dining Kitchen: 15'2" x 10'6" (4.62 m x 3.20 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Combi gas central heating boiler, Plumbed for washing machine, Two UPVC double glazed windows and rear door, Radiator.



First Floor:

Landing: Split level landing, Staircase to the second floor.

Bedroom 1: 14'0" x 9'10" (4.27 m x 3.00 m) Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 12'8" x 11'1" (3.86 m x 3.38 m) UPVC double glazed window, Radiator.

Bedroom 3: 10'8" x 7'0" (3.25 m x 2.13 m) Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 4: UPVC double glazed window.

Bathroom: Comprising; Panelled bath with overhead shower and screen, Vanity wash basin, Tiled walls, UPVC double glazed window, Heated towel rail/radiator.

Separate WC: Low flush WC, UPVC double glazed window.



Second Floor:

Second Floor Landing.

Bedroom 5: 18'5" x 17'2" (5.61 m x 5.23 m) Two double glazed skylight windows, Radiator.



Outside:

Front: Stone paved for ease of maintenance and to provide parking

Rear: Sunnier south facing aspect, Paved for ease of maintenance.

***Garage:** *Subject to negotiation, there is a large garage with roller door available to purchase with the property (price to include garage £149,950).

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)

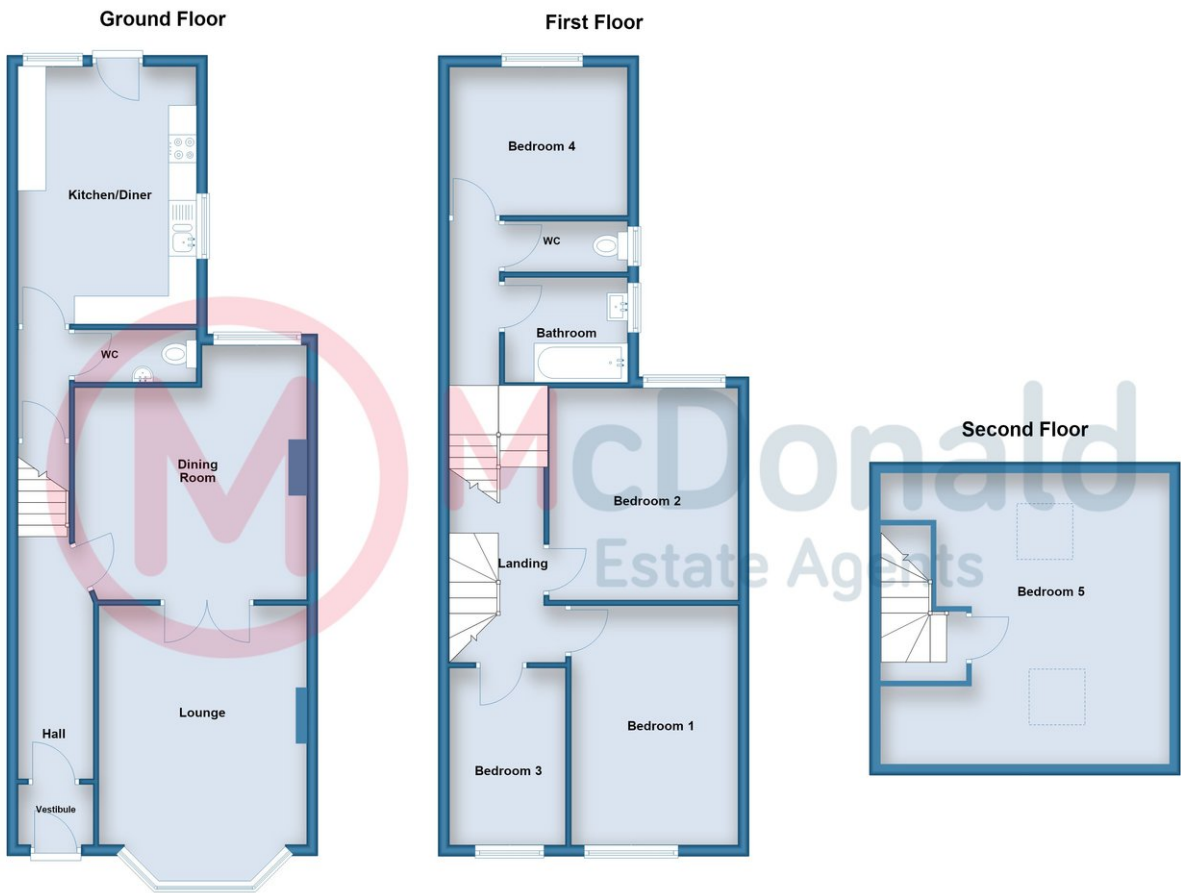


Directions: Take Dickson Road heading south and Carshalton Road can be found third on the left.

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	71	78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Charshalton Road

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