



55 Ascot Road, Blackpool,
FY3 8DF

£119,950

UNIQUE BUNGALOW WITH VERSATILE LOWER-GROUND FLOOR ACCOMMODATION

This semi-detached true bungalow offers a rather unusual and highly flexible layout, with additional accommodation situated beneath the main living space and overlooking the rear gardens.

The main accommodation comprises a spacious lounge, dining kitchen, two double bedrooms and a shower room. Steps from the rear lead down to the lower-ground floor rooms, currently arranged as a lounge, storage area and WC, but offering excellent potential as a garden room, home office, hobby space or dependent relative accommodation.

Requiring further modernisation throughout, the property has been realistically priced and presents an excellent opportunity to add value whilst creating a home tailored to individual requirements.

- TWO bedrooms
- Lounge
- DINING kitchen
- EXCELLENT BASEMENT

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- Off street PARKING
- Gas central heating
- UPVC double glazing
- Requires modernisation
- No chain

Covered Way/Porch: Double glazed composite front door.

Hall: Large storage cupboard, Meter cupboard, Radiator.

Lounge: 14'10" x 10'3" (4.52 m x 3.12 m) Feature fireplace with living flame coal effect gas fire, UPVC double glazed bay window, Radiator.

Bedroom 1: 9'6" x 7'5" (2.90 m x 2.26 m) UPVC double glazed window, Radiator.

Shower Room: Comprising; Shower unit and 'wet' area, Low flush WC, Pedestal wash basin, Panelled walls, UPVC double glazed window, Double radiator.

Bedroom 2: 14'5" x 8'8" (4.39 m x 2.64 m) UPVC double glazed window, Radiator.

Dining Kitchen: 10'1" x 8'11" (3.07 m x 2.72 m) Wall and base cupboard units, Roll edge worktops, Plumbed for washing machine, UPVC double glazed window.

Rear Porch: UPVC double glazed window, Steps down to rear garden.

Basement: Access from rear garden. Comprising:-

...**Lounge Area:** 18'3" x 14'5" (5.56 m x 4.39 m) UPVC double glazed door and window, Radiator, Combi gas central heating boiler. Incorporating:-

...**Store Room:** 9'10" x 6'5" (3.00 m x 1.96 m) Leading to:-

...**Store/WC:** 15'5" x 3'8" (4.70 m x 1.12 m) Storage area incorporating low flush WC and pedestal wash basin.

Outside:

Front: Mostly concreted, Flowerbeds.

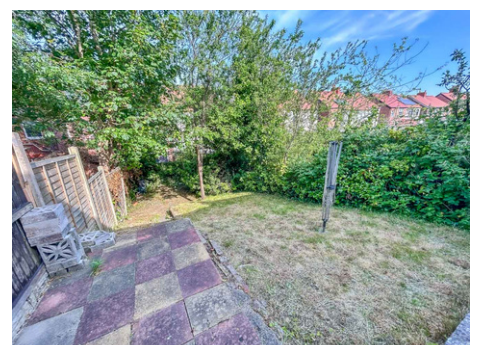
Rear: Paved patios, Timber shed, Lawned with paved path leading down to second paved patio area, Established trees and shrubs.

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)



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Directions: Travel north along Whitegate Drive to the lights turn right at Newton Drive and turn right, turn fourth left into Ascot 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		74	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Ascot Road

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