



93 Keswick Road, Blackpool,  
FY1 5PA

£124,950

This immaculately presented mid-garden terraced house has recently undergone redecoration and updating, creating a home that is ready to move straight into.

The accommodation comprises **THREE** bedrooms, a separate lounge, an open-plan dining room, and a modern fitted kitchen. There is also a newly installed **FOUR**-piece family bathroom. Additional features include UPVC double glazing, gas central heating, a sunny **SOUTH**-facing rear aspect, and the invaluable benefit of a **GARAGE** to the rear.

The property enjoys a highly convenient central location, situated within three-quarters of a mile of Blackpool Town Centre, the Seafront, and the award-winning **STANLEY PARK**, with a wide range of local amenities and transport links close by.

- THREE bedrooms
- Lounge; Dining Room
- Fitted kitchen
- NEW modern bathroom
- UPVC double glazing; Gas central heating
- SOUTH to rear
- Invaluable GARAGE

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McDonald

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**Vestibule:** UPVC double glazed front doors.

**Hall:** Staircase, Understairs storage, Meter cupboard, Coved ceiling, Radiator.

**Lounge:** 16'10" x 10'10" (5.13 m x 3.30 m) Coved ceiling, UPVC double glazed bay window, Radiator.

**Dining Room:** 15'7" x 10'11" (4.75 m x 3.33 m) Coved ceiling, UPVC double glazed bay window, Radiator. Open archway to:-

**Kitchen:** 9'0" x 5'11" (2.74 m x 1.80 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven and hob with extractor hood, Tiled splashback, UPVC double glazed window and rear door.



### First Floor:

**Bedroom 1:** 13'9" x 10'5" (4.19 m x 3.17 m) Built in wardrobes to alcoves, UPVC double glazed window, Radiator.



**Bedroom 2:** 13'11" x 10'2" (4.24 m x 3.10 m) Built in wardrobes to alcoves, Coved ceiling, UPVC double glazed window, Radiator.

**Bedroom 3:** 8'9" x 6'7" (2.67 m x 2.01 m) Coved ceiling, Double glazed window, Radiator.



**Bathroom:** Modern four piece bathroom comprising; Panelled bath with shower attachment, Separate shower cubicle, Pedestal wash basin, Low flush WC, Part panelled walls, UPVC double glazed window, Radiator.

### Outside:

**Front:** Forecourt garden.

**Rear:** Sunnier south facing aspect, Concreted for ease of maintenance, Flowered bed.

**Garage:** Brick garage, access from the rear.

**Heating:** Gas central heating (NOT TESTED).



**Additional Information:** The seller advises us that the front and rear elevations have been recently re-pointed. Receipt available to view in the office.

**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)



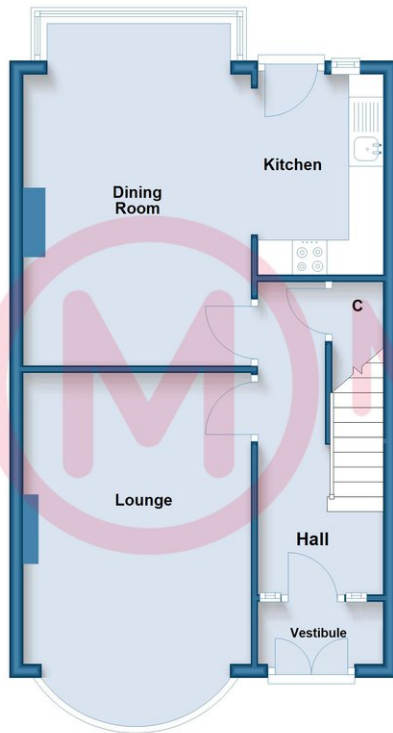
**Directions:** Heading out of the town centre by Coral Island along Central drive until you reach the roundabout. First exit left into Grasmere Road and finally turn second left into Keswick Road.

**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)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**Ground Floor**



**First Floor**



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**Keswick Road**

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