



6 The Church, 53 Dickson Road,  
Blackpool, FY1 2AT

**£96,995**

Forming part of an iconic Dickson Road property, this former Church was professionally converted to incorporate much of the original architecture and character to super effect. No 6 is a first floor Maisonette - with lift access - and boasts deceptively spacious accommodation, all well presented throughout. A thoroughly convenient spot with the Town Centre literally on your doorstep, and sold with **NO ONWARD CHAIN.**

- Open plan Living area
- Two Bedrooms
- Spacious Bathroom
- Additional WC
- UPVC double glazing
- Electric central heating
- Lift access to all floors

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**Communal Entrance:** Lift to all floors.

**Private Entrance:**

**Vestibule:** Coved ceiling.

**Hall:** Coved ceiling, Staircase to second floor, Radiator.

**WC:** Low flush WC, Wash basin, Radiator.

**Open Plan Living Area:** 20'0" x 19'8" (6.10 m x 5.99 m) (L-shaped) :-

**Lounge Area:** Coved ceiling, TV point, Wall mounted electric fire, Two UPVC double glazed windows, Two radiators. Open to:-

**Kitchen Area:** Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, Single drainer stainless steel sink with mixer tap, Integrated fridge, Built in airing cupboard, Coved ceiling, UPVC double glazed window.

**Upper Floor:**

**Landing:** Double glazed Velux window, Radiator.

**Bedroom 1:** 12'10" x 10'3" (3.91 m x 3.12 m) UPVC double glazed window, Radiator.

**Bedroom 2:** 12'10" x 8'10" (3.91 m x 2.69 m) UPVC double glazed window, Radiator.

**Bathroom:** Three piece bathroom suite comprising; Corner bath with mixer tap shower, Pedestal wash basin, Low flush WC, Shaver point, Part tiled walls, Radiator.

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

**Tenure:** We have been informed that the property is leasehold; 999 years from 2009. Prospective purchasers should seek clarification of this from their Solicitors. There is a service charge of £50.00 per calendar month.

**Council Tax:** Band - A £1675.48 (2026/27)



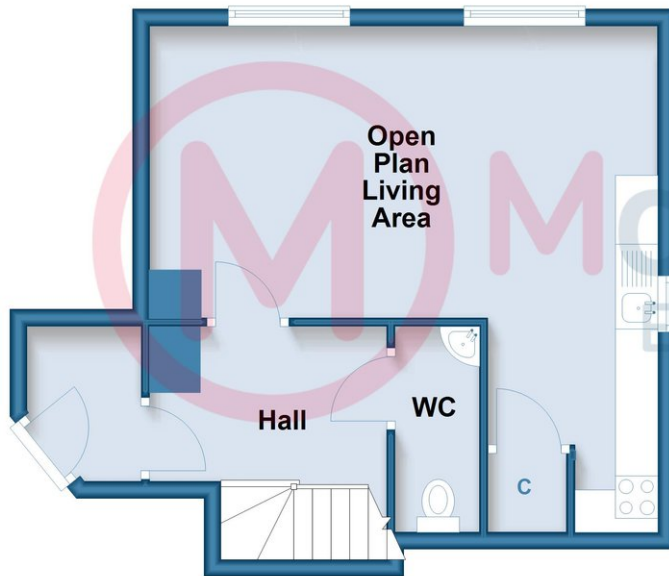
**Directions:** From our office on Red Bank Road continue to the traffic light at the Promenade and turn left. Travel to the roundabout at Gynn Square and take the second exit onto Dickson Road where the property can be found further up on the left hand side.

**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) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(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			

**First Floor**



**Second Floor**



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Plan produced using PlanUp.

**Dickson Road**

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Success

