



**GFF, 29 St. Albans Road, Blackpool,
FY1 4EG**

£78,350

***** Beautifully Refurbished Ground Floor Apartment – No Chain *****

This stunning ground floor apartment has been recently refurbished to a high standard and offers an ideal alternative to a bungalow. Stylishly presented throughout, the property features a modern fitted breakfast kitchen with integrated appliances, a spacious contemporary three-piece bathroom, UPVC double glazing, gas central heating, and generously proportioned rooms.

Perfect for first-time buyers or those in need of ground floor living, this move-in-ready home combines style, comfort, and practicality.

Offered with no onward chain.

- DOUBLE bedroom
- STYLISH fitted breakfast kitchen
- Lounge
- MODERN bathroom
- Gas central heating
- UPVC double glazing
- STUNNING refurbished flat
- No chain

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Communal Entrance/Hall.

Private Entrance.

Lounge: 16'2" x 12'4" (4.93 m x 3.76 m) UPVC double glazed window, Radiator.

Bedroom: 15'3" x 11'7" (4.65 m x 3.53 m) Coved ceiling, Double doors to lounge, UPVC double glazed bay window, Radiator.

Dining Kitchen: 14'4" x 10'0" (4.37 m x 3.05 m) Newly fitted range of stylish wall and base cupboard units, Complementary worktops and breakfast bar, Colour coordinated sink, Built in oven and hob, Integrated fridge, freezer and washing machine, Beautiful panelled hardwood rear door, UPVC double glazed window.

Bathroom: Modern three piece bathroom comprising; Bath with overhead shower, Vanity wash basin, Low flush WC, Built in cupboard housing combi gas central heating boiler, Part tiled walls, Two UPVC double glazed windows.

Outside:

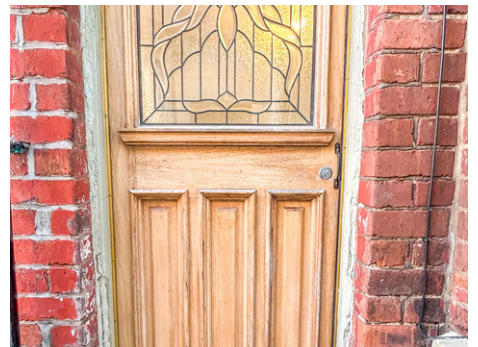
Rear Yard: Private rear yard, Concrete for ease of maintenance, Timber shed.

Gas: Gas tested April 2025. (Gas safety Record available to view in the office).

Electric: Tested December 2021 (Electrical Installation Condition Report available to view in the office).

Tenure: We have been informed that the property is leasehold with a new 999 year lease for the new buyer. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1594.81 (2025/26)



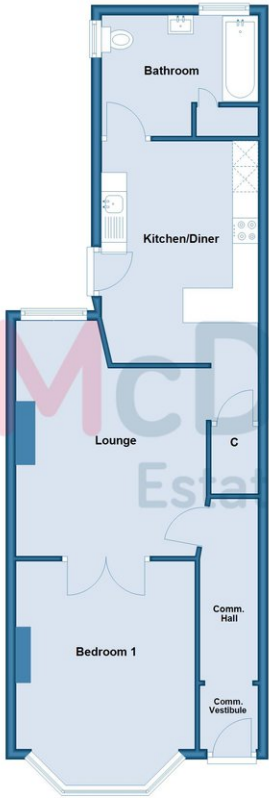
Directions: Travel south along Whitegate Drive. St Albans Road is the ninth turning on your right hand side.

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		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



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Plan produced using PlanUp.

St Albans

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