



13 Howard Street, Blackpool,
FY1 2EL

£87,950

This immaculate mid-terraced home is a true credit to its current owner, presented in pristine condition throughout. Offering two double bedrooms and two separate reception rooms, the property also benefits from a stylish fitted kitchen and a modern three-piece bathroom. Further features include UPVC double glazing and gas central heating.

Ideally situated just a quarter of a mile from Blackpool North railway station and the town centre, and only a third of a mile from the seafront, this superb home combines convenience with exceptional presentation.

Internal viewing is highly recommended to fully appreciate all that this property has to offer.

- TWO bedrooms
- TWO reception rooms
- STYLISH fitted kitchen
- MODERN bathroom
- UPVC double glazing
- Gas central heating
- Gardens front and rear
- Close to TOWN CENTRE

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Vestibule: Double glazed composite front door, Coved ceiling, Open to:-

Hall: Staircase.

Lounge: 13'7" x 10'6" (4.14 m x 3.20 m) Display cupboards to alcoves, Coved ceiling, Meter cupboard, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Dining Room: 11'6" x 10'2" (3.51 m x 3.10 m) Display cupboards below stairs, Coved ceiling, Luxury vinyl tiling, UPVC double glazed window, Feature radiator.

Kitchen: 7'9" x 7'5" (2.36 m x 2.26 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob, Stainless steel sink, Tiled walls, Luxury vinyl tiled floor, Coved ceiling, UPVC double glazed window, Double glazed 'stable - type' rear door.

Utility: 10'4" x 5'9" (3.15 m x 1.75 m) Plumbed for washing machine, Quarry tiled floor, Light and power, UPVC double glazed window and door.

First Floor:

Landing: Split level landing.

Bedroom 1: 14'1" x 11'3" (4.29 m x 3.43 m) Attractive fitted wardrobes with matching drawers and dresser.

Bedroom 2: 10'2" x 8'8" (3.10 m x 2.64 m) Lovely fitted wardrobes with overhead storage and vanity dresser, Coved ceiling, UPVC double glazed window, Radiator.

Bathroom: Modern three piece bathroom comprising; Panelled bath with overhead shower and screen, Pedestal wash basin, Low flush WC, Half tiled walls, Built in louvred cupboard housing combi gas central heating boiler, UPVC double glazed window, Heated towel rail/radiator.

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 - A £1675.48 (2026/27)



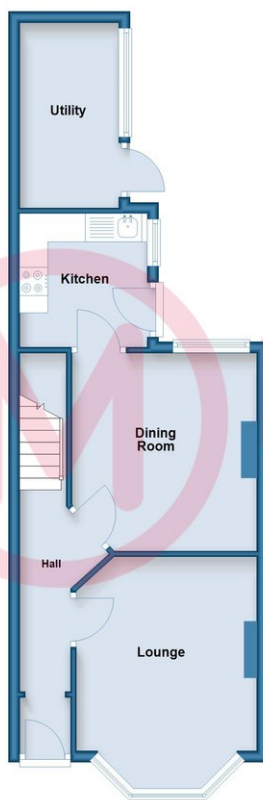
Directions: Take Dickson Road heading south, at the second mini roundabout take the first exit onto Pleasant Street, at the next roundabout take the second exit onto Exchange Street, third left onto Cocker Street and finally first left onto Howard Street.

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		76
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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