



12 Fielding Road, Blackpool,
FY1 2QL

£109,950

This semi-detached family home is presented to a **MODERN** standard throughout, with stylish décor creating a property that is ready to move straight into.

The accommodation includes a **SPACIOUS** lounge/dining room, a contemporary fitted kitchen and a separate reception room, currently utilised as a **HOME OFFICE**, offering excellent flexibility for modern living.

To the first floor are **TWO DOUBLE** bedrooms, including an **IMPRESSIVE** principal bedroom measuring **OVER 16ft x 9ft**, complemented by a modern 'wet' shower room.

Externally, the property occupies a **GENEROUS** plot, with sunnier rear gardens extending to approximately 57ft in length, while the front provides **VALUABLE** off-street parking.

Early viewings are STRONGLY RECOMMENDED.

- TWO DOUBLE bedrooms
- Lounge / Dining Room
- **STYLISH** fitted kitchen; **OFFICE**
- Modern shower 'wet' room
- UPVC double glazing; Gas central heating
- Off street **PARKING**

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McDonald

Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498



sales@mcdonaldproperty.co.uk

www.mcdonaldproperty.co.uk



Hall: Staircase, UPVC double glazed front door.

Lounge: 15'11" x 10'9" (4.85 m x 3.28 m) Wood effect laminate flooring, Two UPVC double glazed windows on two elevations giving excellent natural light.

Inner Hall: Understairs storage area.

Dining Kitchen: 10'5" x 9'4" (3.17 m x 2.84 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Plumbed for washing machine, Built in oven and hob with extractor hood, Tiled splashback, Stainless steel sink, UPVC double glazed window and rear door, Radiator.

Utility: Small utility room, light and power, Combi gas central heating boiler.

First Floor:

Landing:

Bedroom 1: 16'0" x 9'5" (4.88 m x 2.87 m) Two double glazed windows to two elevations providing excellent natural light, Radiator.

Bedroom 2: 13'4" x 8'1" (4.06 m x 2.46 m) Two UPVC double glazed windows, Radiator.

Shower Room: Modern three piece shower 'wet' room comprising; Shower area with glazed screen, Pedestal wash basin, Low flush WC, Panelled walls, UPVC double glazed window, Heated towel rail/radiator.

Outside:

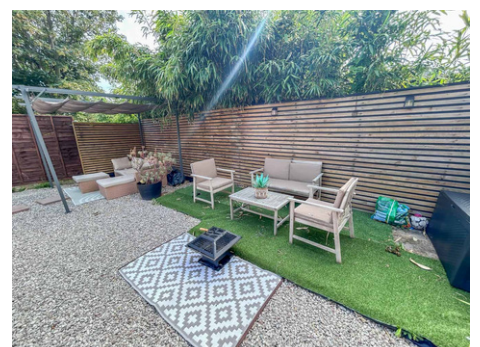
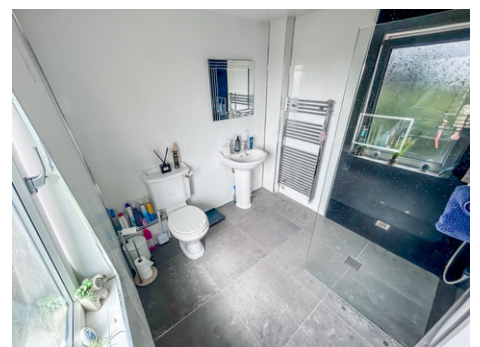
Front: Concreted for ease on maintenance and to provide parking

Rear: Generous rear gardens commanding a sunnier west facing aspect. Mostly stone gravelled for ease of maintenance, Two patio areas with artificial grass. Approximately 57ft in length.

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: At Devonshire Square heading north, continue straight ahead into Devonshire Road passing through the junction at Talbot Road, take the first turning on your left into Claremont Road. Fielding Road is the first turning 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

69

75



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 Plan produced using PlanUp.

Fielding Road

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