



30 Fielding Road, Blackpool,
FY1 2QL

£106,500

SUPERB VALUE THREE BEDROOM HOME

Offering exceptional value for money, this attractive semi-detached house provides surprisingly spacious accommodation, including **THREE** well-proportioned bedrooms, with even the smallest measuring in excess of 8ft x 7ft.

The generous lounge measures almost 16ft x 11ft, whilst the dining kitchen provides ample space for family dining and enjoys direct access to the sunny **WEST**-facing rear garden.

Conveniently situated approximately three-quarters of a mile from both the **SEAFRONT** and **Blackpool TOWN CENTRE**, the property is ideally placed for a wide range of shops, amenities and transport links.

- **THREE** bedrooms
- Lounge
- **DINING** kitchen
- Bathroom
- UPVC double glazing
- Gas central heating
- Sunnier **WEST** facing rear

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Hall: Staircase.

Lounge: 15'11" x 10'10" (4.85 m x 3.30 m) Wood effect laminate flooring, Two UPVC double glazed windows, Two radiators.

Bathroom: Comprising; Panelled bath with shower, Vanity wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Radiator.

Inner Hall: Understairs storage.

Dining Kitchen: 10'6" x 9'3" (3.20 m x 2.82 m) Fitted wall and base cupboards, Complementary roll edge worktops, Built in pantry, Stainless steel sink, Plumbed for washing machine, Combi gas central heating boiler, UPVC double glazed windows and rear door, Radiator.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 15'11" x 9'2" (4.85 m x 2.79 m) Two UPVC double glazed windows, Two radiators.

Bedroom 2: 13'10" x 8'1" (4.22 m x 2.46 m) Two double glazed windows, Radiator.

Bedroom 3: 8'0" x 7'7" (2.44 m x 2.31 m) UPVC double glazed window, Radiator.

Outside:

Front: With established flowered beds.

Rear: Sunnier west facing aspect, mostly paved for ease of maintenance.

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)

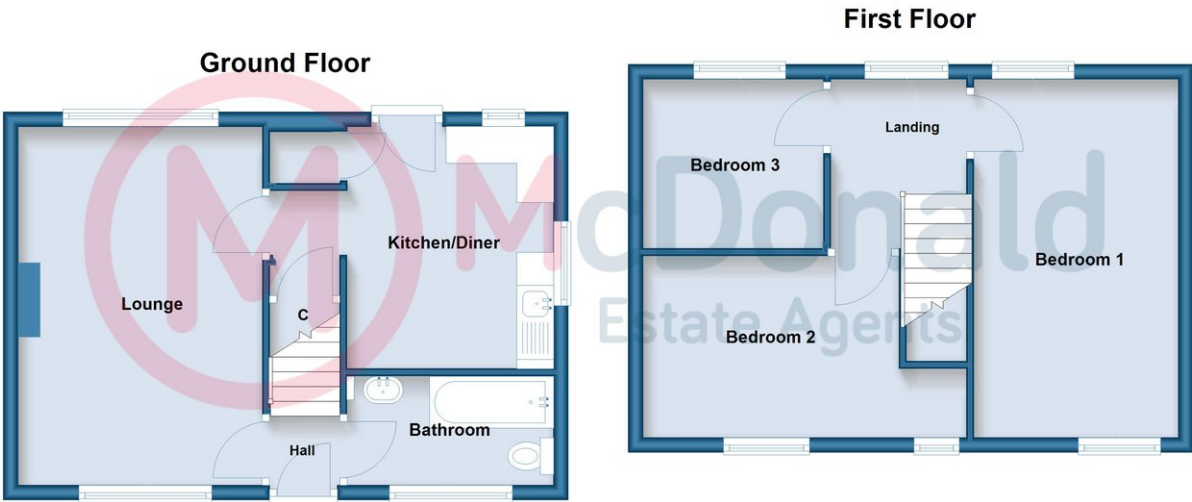


Directions: At Devonshire Square heading north, continue straight ahead into Devonshire Road passing through the junction at Talbot Road, take the first turning on your left into Claremont Road. Fielding Road is the first turning on the left hand side.

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		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Fielding Road

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