



18 Meadowcroft Avenue, Hambleton, Poulton-Le-Fylde, FY6 9AD

£209,950

BEAUTIFUL !! An extended Semi Detached Bungalow which has been transformed in recent years by the current owners, and now boasts stunning fitted Kitchen, and Shower facilities, and a contemporary decor theme throughout. An OUTSTANDING example of 'showhome living', which needs to be seen.

- Three Bedrooms
- Lounge; Dining room
- Stunning modern Kitchen
- Modern Shower room
- UPVC double glazing; Gas central heating
- Highly sought after area
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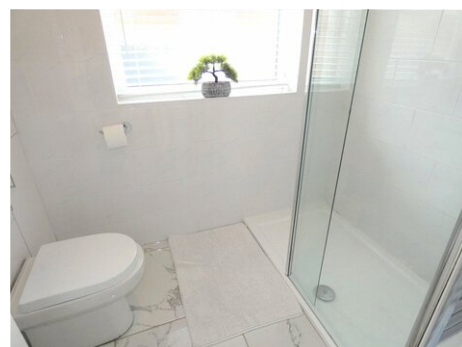
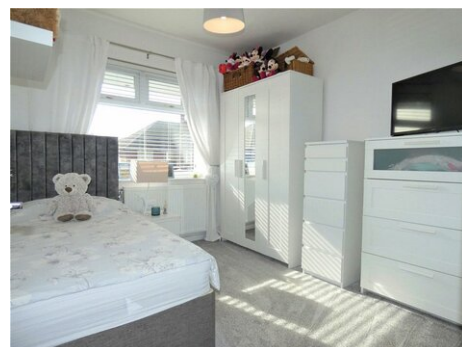
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- Lounge; Dining room
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- Highly sought after area



**Hall:** ( ) Meter cupboard, Tiled floor, UPVC double glazed door, Radiator.

**Lounge:** 15'9" x 11'10" (4.80 m x 3.60 m) Feature fireplace with composite marble hearth and inset living flame gas fire, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

**Kitchen:** 11'10" x 10'6" (3.60 m x 3.20 m) Stunning modern wall and base cupboard units with low profile quartz worktops, Split level oven and hob with extractor over, Recessed one and a half bowl sink with mixer tap, Integrated washing machine, dishwasher and microwave, Plumbed for American style fridge freezer, Tiled floor, UPVC double glazed window and patio doors to rear garden.

**Dining Room:** 12'6" x 7'7" (3.80 m x 2.30 m) Tiled floor, UPVC double glazed windows and door, Radiator.

**Bedroom 2:** 10'2" x 8'10" (3.10 m x 2.70 m) TV point, UPVC double glazed window, Radiator.

**Bedroom 3:** 11'10" x 7'10" (3.60 m x 2.40 m) Built in storage, TV point, UPVC double glazed window, Radiator.

**Shower Room:** ( ) Superb modern three piece suite comprising; Large walk in shower, Integrated low flush WC and vanity wash basin, Tiled walls and floor, UPVC double glazed window, Towel heater radiator.

**First Floor:** ( )

**Bedroom 1:** 16'5" x 13'9" (5.00 m x 4.20 m) Eaves storage, Double glazed Velux windows.

**WC:** ( ) Low flush WC, Wash basin.

**Outside:** ( )

**Front:** ( ) Mainly laid to slate chippings.

**Rear:** ( ) A combination of paved patio and slate chippings.

**Parking:** ( ) Off street parking to the front, Possible garage space.

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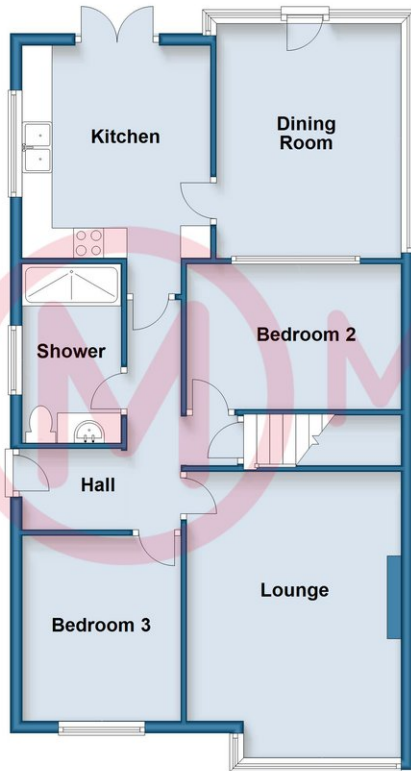
**Directions:** As you pass across Shard Bridge, turn left at the roundabout onto Shard Lane, after passing the petrol station on the right, take the first right into Marsh Lane and finally first left into Meadowcroft Avenue.

**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.

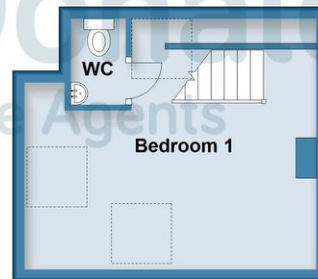
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		66	
(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			

Ground Floor



First Floor



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Plan produced using PlanUp.

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