



10 Waterfoot Avenue, Blackpool,
FY3 8DB

£209,950

This **IMMACULATE** detached true bungalow has undergone modernisation over recent years to now present a beautiful home which is a credit to the present owner.

Through the entrance hall you step into the **STUNNING** open plan **DINING** kitchen. There is a lovely main lounge with impressive contemporary fireplace and this leads out the main side gardens. There are two **DOUBLE** bedrooms with a **LARGE** shower room and additional, separate Wc.

Further reception areas have been created as a 'day room' to the rear and family room to what was previously the garage.

Viewing essential to fully appreciate this unique home.

- TWO double bedrooms
- **STUNNING** open-plan **DINING KITCHEN**
- **LARGE** shower room
- **ADDITIONAL** Wc
- Day / Hobby Room
- **OFFICE / Family room**
- Small gardens
- Off street **PARKING**
- **BEATIFULLY** presented throughout.

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Vestibule: Double glazed composite front door, Cloaks cupboards.

Hall: Radiator, Directly open to :-

Dining Kitchen: 17'5" x 14'1" (5.30 m x 4.30 m) Beautiful range of stylish fitted wall and base cupboard units with contrasting

Master Bedroom: 14'1" x 13'5" (4.30 m x 4.10 m) Fitted wardrobes with mirrored sliding doors, Coved ceiling, UPVC double glazed bay window. Leading to:-

Shower Room: Stunning and very spacious shower room comprising; Large shower cubicle, Low flush WC, Vanity wash basin, Additional storage unit, Decorative tiled walls, Heated towel rail, Radiator plus additional feature radiator.

Lounge: 14'5" x 13'5" (4.40 m x 4.10 m) Contemporary built in feature living flame log effect gas fire standing above display with quartz top, Feature lighting to

Separate WC: Low flush WC, Vanity wash basin with storage units, UPVC double glazed window, Heated towel rail/radiator.

Bedroom 2: 9'10" x 9'10" (3.00 m x 3.00 m) UPVC double glazed window, Radiator.

Day Room/Utility: 24'3" x 10'10" (7.40 m x 3.30 m) Previously external, Now as covered reception area, Two large

Office/Family Room: 23'4" x 8'2" (7.10 m x 2.50 m) (Previously the garage) Light and power, UPVC double glazed window and door, Radiator.

Second Floor:

Loft Room: 24'7" x 12'6" (7.50 m x 3.80 m) Boarded with light, Excellent storage area, Accessed via aluminium loft ladder.

Outside:

Front Garden: Mostly paved with inset beds.

Side Garden: Artificial lawn, Established flowerbed to border to compliment the level of privacy.

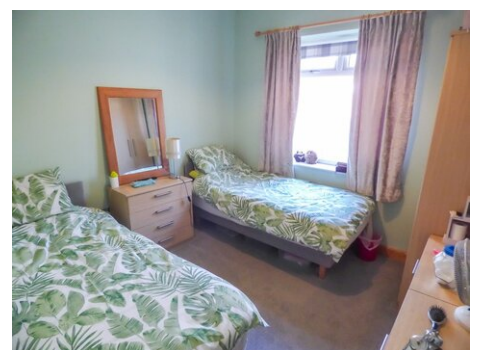
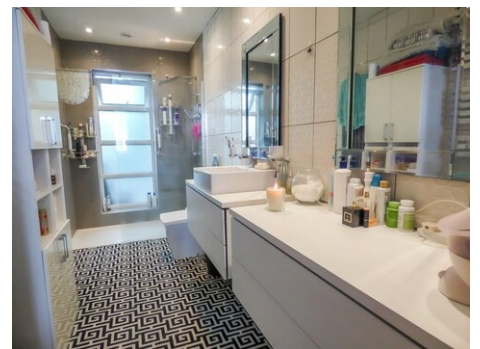
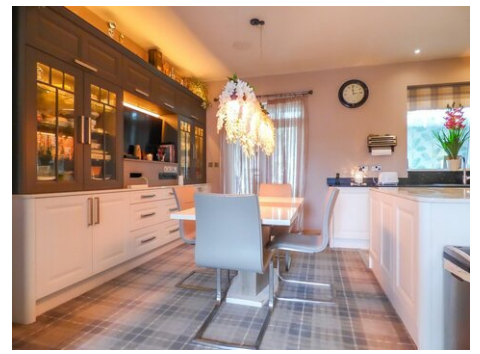
Summer House: Timber framed, UPVC double glazed double doors to side garden, leading around to the

Parking: Off street parking

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 - C £1929.73 (2023/24)



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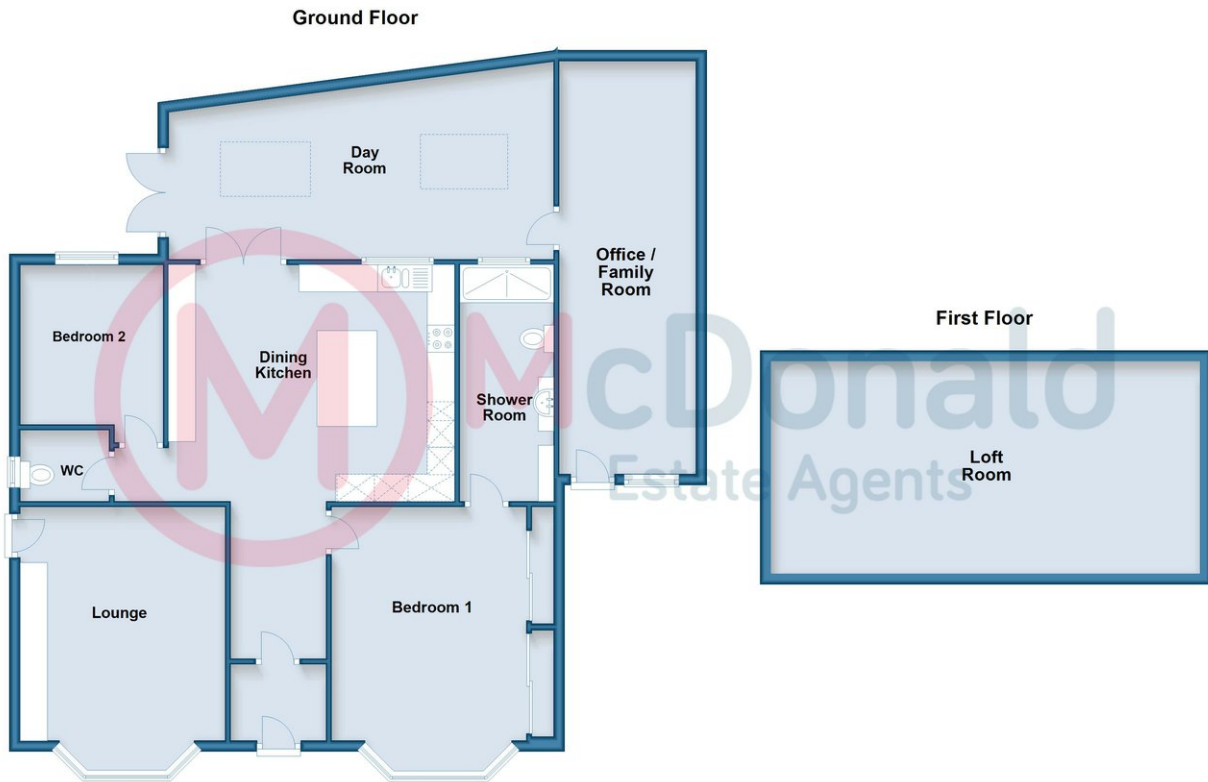


Directions: Travel North along Whitegate Drive to Devonshire Square. At the lights turn right into Newton Drive. At the next set of lights turn left into Collingwood Avenue. Take the first right into Hollywood Avenue and the first left into Waterfoot Avenue.

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
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			81
(69-80) C		60	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			



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Waterfoot Avenue

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