



417 St. Annes Road, Blackpool,
FY4 2QN

£188,000

*****TRULY IMMACULATE SEMI-DETACHED FAMILY HOME *****

This semi-detached house is a credit to the present owner, **IMMACULATE** throughout. With **THREE** bedrooms, **TWO** reception rooms, a **MODERN** fitted kitchen, Bathroom with separate **WC**, Invaluable **GARAGE** with attached **UTILITY** room and additional store.

Additional features include the **UPVC** double glazing, gas central heating, **SUNNIER WEST** facing rear gardens and additional parking to the feature 'patterned concrete' driveway.

- THREE bedrooms
- FITTED kitchen and UTILITY
- Lounge and DINING rooms
- WEST facing rear
- UPVC double glazed
- Gas central heating
- GARAGE plus PARKING.
- IMMACULATE throughout.



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



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Ground Floor WC: Low flush WC, Wash basin, UPVC double glazed window, Radiator.

Vestibule: UPVC double glazed front doors.

Hall: Meter cupboard, Staircase, Picture rail, UPVC double glazed side window, Radiator.

Lounge: 14'8" x 12'4" (4.47 m x 3.76 m) Beautiful period style fireplace with pine finished fire surround, Cast iron decorative inset and living flame coal effect gas fire, Coved ceiling, 'oak' flooring, UPVC double glazed bay window, Double radiator.

Dining Room: 12'5" x 11'2" (3.78 m x 3.40 m) Coved ceiling, UPVC double glazed patio doors to rear garden, Radiator. Open archway to:-

Kitchen: 8'8" x 7'0" (2.64 m x 2.13 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, One and a half bowl stainless steel sink, Concealed gas central heating boiler, Coved ceiling, UPVC double glazed window.



First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 14'9" x 11'3" (4.50 m x 3.43 m) Built in wardrobes to alcoves, UPVC double glazed bay window, Radiator.

Bedroom 2: 12'5" x 11'1" (3.78 m x 3.38 m) Built in wardrobes, UPVC double glazed window, Radiator.

Bedroom 3: 7'5" x 7'2" (2.26 m x 2.18 m) UPVC double glazed window, Radiator.



Bathroom: Modern suite in white comprising; 'P' shaped combination bath and shower, Part 'mosaic' tiled walls, Pedestal wash basin, Extractor fan, UPVC double glazed window, Radiator.

Separate WC: Low flush WC, Half tiled walls, UPVC double glazed window, Radiator.

Outside:

Front: Lawned with flowered beds to borders and numerous established plants, trees and shrubs.

Rear: Raised timber decking to west facing rear garden, Flowerbed.

Garage: Up and over door, Light and power.

Utility / Washhouse: UPVC double glazed window and door, Light, power and water connected.

Store: UPVC double glazed door.

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



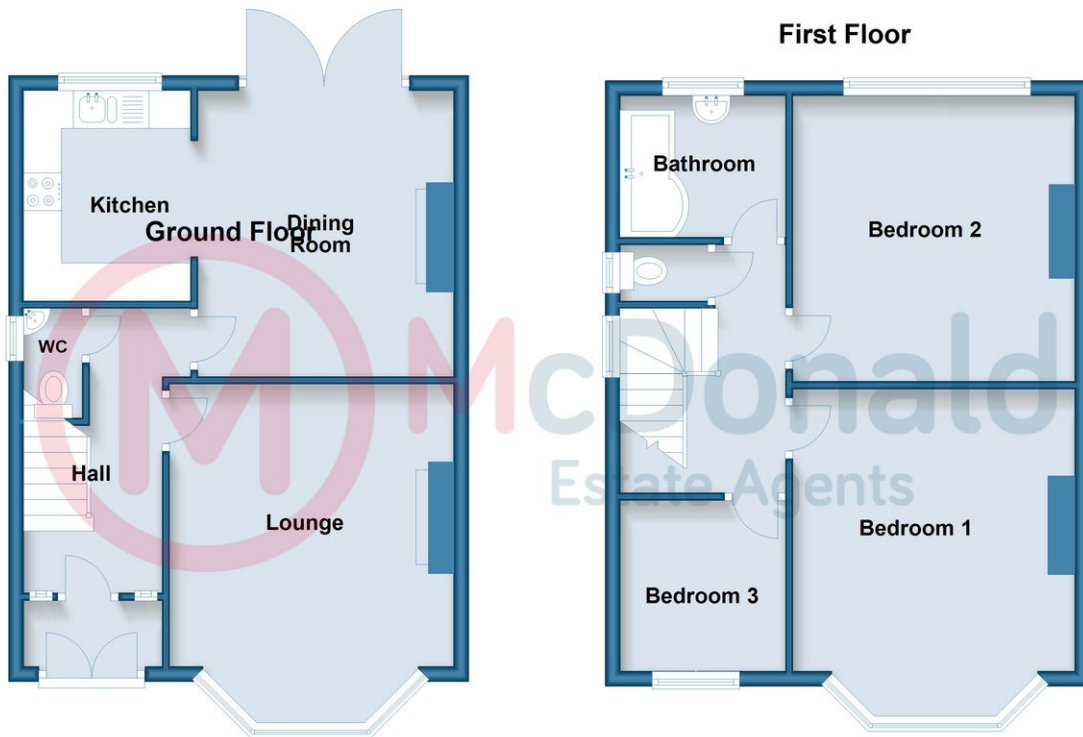
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Directions: Take Whitegate Drive and travel South. At Oxford Square, bear right onto Waterloo Road, at the end turn right onto Saint Annes Road.

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		81
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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St Annes Road

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