



15 Leyfield Close, Blackpool,  
FY3 7RQ

**£164,950**

**\*\*\* EXTENDED MODERN STYLE SEMI-DETACHED \*\*\***

This modern style semi detached home has been **EXTENDED** to complement the already generous accommodation.

There are **THREE** evenly proportioned bedrooms, with a possible **FOURTH** or **OFFICE** to the extension. In addition, there are **THREE** bathroom as a family bathroom, an **EN-SUITE** and additional ground floor WC. There is a lounge, and dining area off the **FITTED** kitchen and a further reception area as the **LARGE** conservatory.

Externally the plot is large than its neighbours with parking for **SEVERAL** vehicles and is sits in a quieter location at the far corner of a cul-de-sac.

**No onward chain**

- THREE/ FOUR bedrooms
- Lounge
- FITTED DINING kitchen
- LARGE conservatory
- Possible OFFICE
- THREE bathrooms
- AMPLE parking
- UPVC double glazing • Gas central heating

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**Hallway:** Double glazed composite front door, Radiator.

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

**Lounge:** 15'7" x 14'2" (4.75 m x 4.32 m) Built in storage cupboard, Coved ceiling, Staircase, UPVC double glazed window, Double radiator. Archway to:-

**Dining Kitchen:** 15'6" x 9'11" (4.72 m x 3.02 m) Fitted wall and base cupboard units, Complementary roll edge worktops and breakfast bar, Stainless steel sink, Tiled splash back, Large built in storage cupboard, Coved ceiling, Concealed gas central heating boiler, UPVC double glazed patio doors to conservatory, UPVC double glazed window, Two radiators. Also leading to:-

**Inner Hall:** UPVC double glazed rear door, Radiator.

**Office/Bedroom 4:** 9'10" x 8'11" (3.00 m x 2.72 m) UPVC double glazed window, Radiator.

**Conservatory:** 14'1" x 10'1" (4.29 m x 3.07 m) Large UPVC double glazed conservatory with patio doors to rear garden, Tiled floor, Wall mounted 'warm air' heater.

**First Floor:**

**Landing.**

**Bedroom 1:** 12'6" x 12'0" (3.81 m x 3.66 m) UPVC double glazed window, Radiator.

**En-Suite:** Comprising shower cubicle with electric shower unit, Low flush WC, Pedestal wash basin, Tiled walls, UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with shower attachment, Pedestal wash basin, Low flush WC, Half tiled walls, UPVC double glazed window, Radiator.

**Bedroom 2:** 8'10" x 8'1" (2.69 m x 2.46 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Bedroom 3:** Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Outside:**

**Front:** Lawn, Tarmac driveway, Shed.

**Rear:** Paved patios, Artificial lawn.

**Parking:** Ample off street parking for several vehicles to the front.

**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 £2024.00 (2024/25)



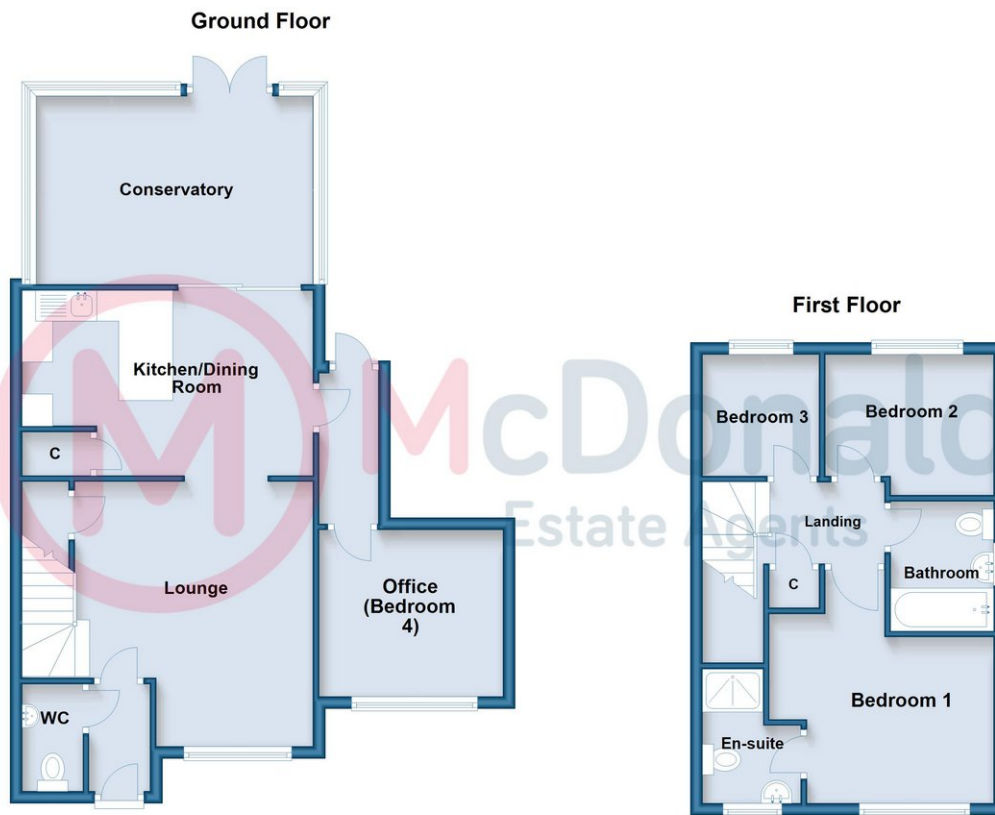
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**Directions:** Head north along Whitegate Drive, Right into Newton Drive and continue until the roundabout. bear left and right at the next roundabout into Poulton road. At the 2nd set of traffic light bear left in Blackpool Old Road and opposite the school turn left into Mowbray Drive and finally first left.

**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 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		



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Plan produced using PlanUp.

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