



27 Meadowbrook, Blackpool,  
Lancashire, FY3 9UE

Offers in the region of **£172,950**

**\*\*\* IMMACULATE TRUE BUNGALOW \*\*\***

This semi-detached TRUE bungalow is now immaculately presented throughout having undergone a comprehensive refurbishment including new flooring throughout.

With two DOUBLE bedrooms, a spacious MODERN fitted DINING kitchen, LARGE lounge at OVER 17ft x 12ft and invaluable GARAGE.

Externally there are lower maintenance gardens front and rear with a quieter location at the bottom of a cul-de-sac.

Available with no onward chain.

- Two DOUBLE bedrooms
- LARGE lounge
- MODERN fitted dining kitchen
- MODERN shower room
- UPVC double glazing
- Gas central heating (NEW boiler 2023)
- Electrical Installation certificate 2023
- Gardens
- Invaluable GARAGE

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**Vestibule:** UPVC double glazed window and double glazed composite front door, Meter cupboard.

**Hall:** Built in cloaks cupboard, Coved ceiling, Radiator.

**Lounge:** 17'7" x 12'2" (5.36 m x 3.71 m) Feature 'marble' fireplace, Coved ceiling, UPVC double glazed bay window, Radiator.

**Bedroom 1:** 13'0" x 10'11" (3.96 m x 3.33 m) Coved ceiling, UPVC double glazed window, Radiator.

**Dining Kitchen:** 14'0" x 9'10" (4.27 m x 3.00 m) Modern 'newly' fitted wall and base cupboard units, Complementary roll edge worktops and breakfast bar, Colour coordinated sink, Built in oven and hob with extractor hood, Plumbed for washing machine, Panelled ceiling, Part tiled walls, Two UPVC double glazed windows, Double glazed composite rear door, Radiator.

**Bedroom 2:** 12'2" x 8'7" (3.71 m x 2.62 m) Coved ceiling, UPVC double glazed window, Radiator.

**Shower Room:** Comprising; Modern shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls, Built in storage cupboard also housing combi gas central heating boiler, UPVC double glazed window.

#### **Outside:**

**Front:** Paved for ease of maintenance.

**Rear:** Paved for ease of maintenance, Established tree.

**Garage:** Double concrete sectional garage with an up and over door.

**Heating:** Gas central heating (NOT TESTED)./ There is a gas safety certificate for a new boiler install dated Jan 23 available for inspection.

**Additional Information:** Electrics: there is an electrical installation certificate available for inspection, dated Sept 2023

**Tenure:** We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - B £1688.52 (2023/24)



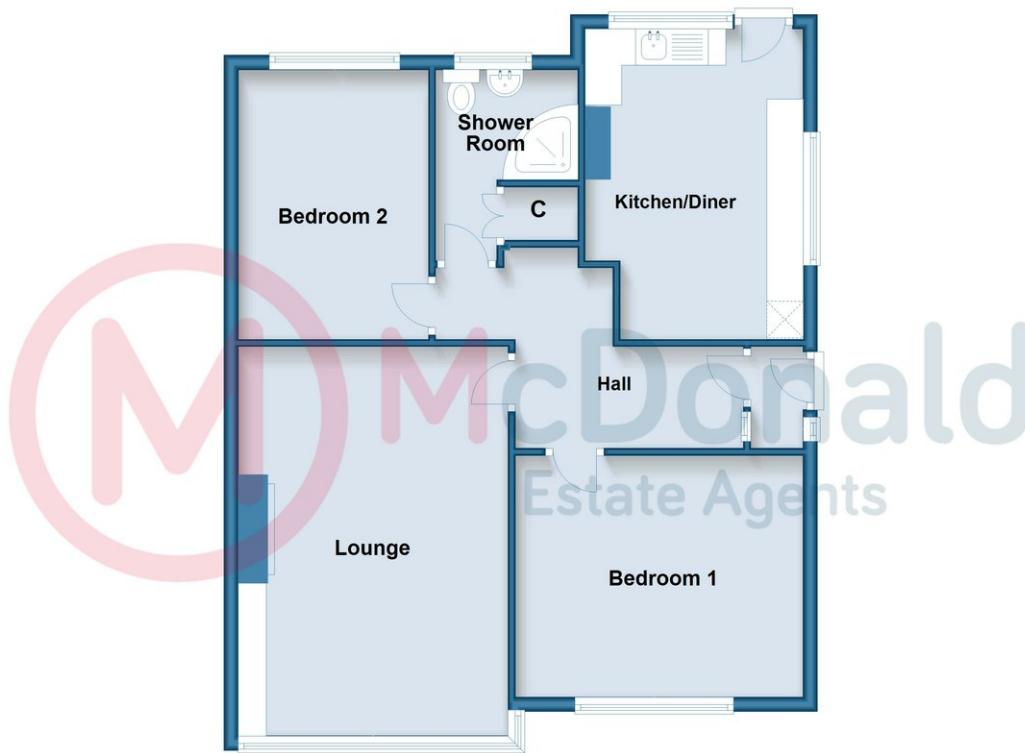
**Directions:** Take Preston New Road heading away from town, after passing through the main traffic light junction with Preston Old Road and Cherry Tree Road North, take the third left into Skelwith Road, second right into Kipling Drive and finally second right into Meadowbrook.

**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>			81
(69-80) <b>C</b>		65	
(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



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Plan produced using PlanUp.

### Meadowbrook

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