



12 Halford Place, Whiteholme,
Thornton-Cleveleys, FY5 3HP

£275,000

This Chalet style home offers deceptively spacious levels of accommodation, all **IMMACULATELY PRESENTED** throughout. The real joy however lies externally - No.12 benefits from a plot size much larger than many of its contemporaries, to the extent that it boasts a **GORGEOUS** Westerly facing rear Garden measuring around 90' in length, and Garage over 30' in length. **NEEDS TO BE SEEN.**

- Lounge with open plan Dining Area
- Living Kitchen
- Ground floor WC
- Three Bedrooms
- Four piece Bathroom
- UPVC double glazing
- Gas central heating
- Gardens - 90' Westerly facing to the rear
- Garage - over 30'

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Entrance Porch: wood effect laminate flooring, UPVC windows and door, Radiator.

Hall: Staircase to the first floor, Personal door to garage, UPVC double glazed window, Radiator.

Open Plan Lounge/Dining Area: 20'2" x 19'2" (6.15 m x 5.84 m) Gas fire in a feature surround, TV point, UPVC double glazed windows and sliding patio doors, Coved ceiling, Two radiators.

Living Kitchen: 20'2" x 13'7" (6.15 m x 4.14 m) A range of modern wall and base units with complementary worktops and matching breakfast bar, Split level double oven and hob and extractor over, Integrated dishwasher, Sink unit with drainer and mixer tap, Coved ceiling, TV point, Two UPVC double glazed windows, Two radiators.

Ground Floor WC: Low flush WC, Vanity wash basin, Fitted cupboard with sliding doors housing Vaillant combi boiler, Laminate wood flooring, UPVC double glazed window, Radiator.

First Floor:

Landing:

Bedroom 1: 13'10" x 11'0" (4.22 m x 3.35 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 2: 14'0" x 10'10" (4.27 m x 3.30 m) Range of fitted wardrobes, Side drawers and cupboards, UPVC double glazed window, Radiator.

Bedroom 3: 7'11" x 7'1" (2.41 m x 2.16 m) Fitted wardrobes and storage, UPVC double glazed window, Radiator.

Family Bathroom: Four piece suite comprising; Corner bath, Shower cubicle, Vanity wash basin, Low flush WC, Fully tiled walls, UPVC double glazed window, Radiator.

Outside:

Front: Paved double width driveway leading to the garage, Lawned garden with flower borders.

Rear: A gorgeous Westerly facing rear garden around 90' in length. Mainly lawned with numerous established trees plants and shrubs, and a paved patio.

Parking: Attached Garage measuring 34' in length. Up and over door, Power and lighting, Window and door to rear.

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 - E £2783.00 (2024/25)



Directions: Take Ashfield Road heading north, after passing the college on the left hand side, go over the mini roundabout and turn third left into Halford Place.

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)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Halford Place

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