



23 Eddleston Close, Staining,
Blackpool, FY3 0BS

£399,950

***** SUBSTANTIAL DETACHED TRUE BUNGALOW WITH
OPEN ASPECT VIEWS *****

This is **TRULY** a very expansive property with **ALL** accommodation to the **GROUND FLOOR ONLY**.

In brief, there are **FOUR DOUBLE** bedrooms where the **MASTER** bedroom also has a generous **DRESSING** room. **THREE** separate reception rooms as a **LARGE** lounge, dining room and cosier Snug room. The **FITTED** kitchen is supplemented by a separate **UTILITY** room and last but not least a **SPACIOUS** modern shower room.

The property stands centrally on a plot at the head of a cul-de-sac with **WEST** facing rear gardens which have **OPEN ASPECT** views across fields. The plot affords **AMPLE** additional parking to supplement the **DOUBLE GARAGE**.
A RARE opportunity to own a very **UNIQUE** home.

- Four **DOUBLE** bedrooms
- **DRESSING** room to master.
- **THREE** reception rooms
- **FITTED** kitchen

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- **UTILITY room**
- **MODERN shower room**
- **LARGE plot with OPEN ASPECTS**
- **WEST facing rear**
- **DOUBLE garage and AMPLE parking.**

Entrance Hall: A very spacious, central hallway, Ideal as it leads to all rooms, Loft access, Coved ceiling, Two radiators.

WC: Low flush WC, Wash basin, Built in storage cupboard, Tiled floor and walls, UPVC double glazed window, Radiator.

Lounge: 17'2" x 16'8" (5.23 m x 5.08 m) Feature fireplace with decorative fire surround, Composite marble inset and hearth, Coved ceiling, Two UPVC double glazed windows, Three radiators.

Dining Room: 14'0" x 11'11" (4.27 m x 3.63 m) Coved ceiling, Two UPVC double glazed windows, Two double radiator.

Snug: 9'4" x 11'3" (2.84 m x 3.43 m) Coved ceiling, UPVC double glazed patio doors to the rear garden with views over open fields, Radiator.

Kitchen: 10'9" x 9'4" (3.28 m x 2.84 m) Modern range of fitted wall and base cupboards, Complementary roll edge worktops, Built in double oven/grill, '5' ring hob, Plumbed for dishwasher, One and a half bowl sink, Tiled walls, UPVC double glazed windows with open aspect views.

Utility Room: 11'6" x 6'9" (3.51 m x 2.06 m) Matching fitted wall and base cupboard units, Complementary roll edge worktops, Colour coordinated sink, Plumbed for washing machine, Gas central heating boiler, UPVC double glazed rear door, Radiator.

Bedroom 4: 11'1" x 7'8" (3.38 m x 2.34 m) UPVC double glazed window, Radiator.

Bedroom 3: 11'3" x 6'10" (3.43 m x 2.08 m) Fitted desk and shelving, UPVC double glazed window, Radiator.

Bedroom 2: 11'3" x 11'3" (3.43 m x 3.43 m) Coved ceiling, UPVC double glazed window, Radiator.

Shower Room: Modern suite comprising; Shower area, Vanity wash basin, Integrated low flush WC and bidet, Tiled walls and floor, Underfloor heating, UPVC double glazed window, Radiator, 'Jack and Jill' door to bedroom

Master Suite:

Dressing Room: 11'7" x 9'0" (3.53 m x 2.74 m) Fitted wardrobes and dressing table, Coved ceiling, UPVC double glazed window.

Bedroom 1: 15'1" x 11'7" (4.60 m x 3.53 m) Fitted wardrobes with overhead storage and bedside units, Two UPVC double glazed windows.



Outside:

Front, Side and Rear Gardens: Mostly brick/block paved for ease of maintenance and to provide ample additional parking. Side lawns with flowerbeds, stone paved patios to the rear which along its length command open aspect views over open fields.

Double Garage: 'Huge' detached brick garage with remote up and over door, Light and power, UPVC double glazed window and side door. (Measures 24'10" x 20'7" internally). Plus, ample additional parking to the extensive driveway(s), easily accommodating larger vehicles for example a motorhome.

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 £2783.06 (2024/25)



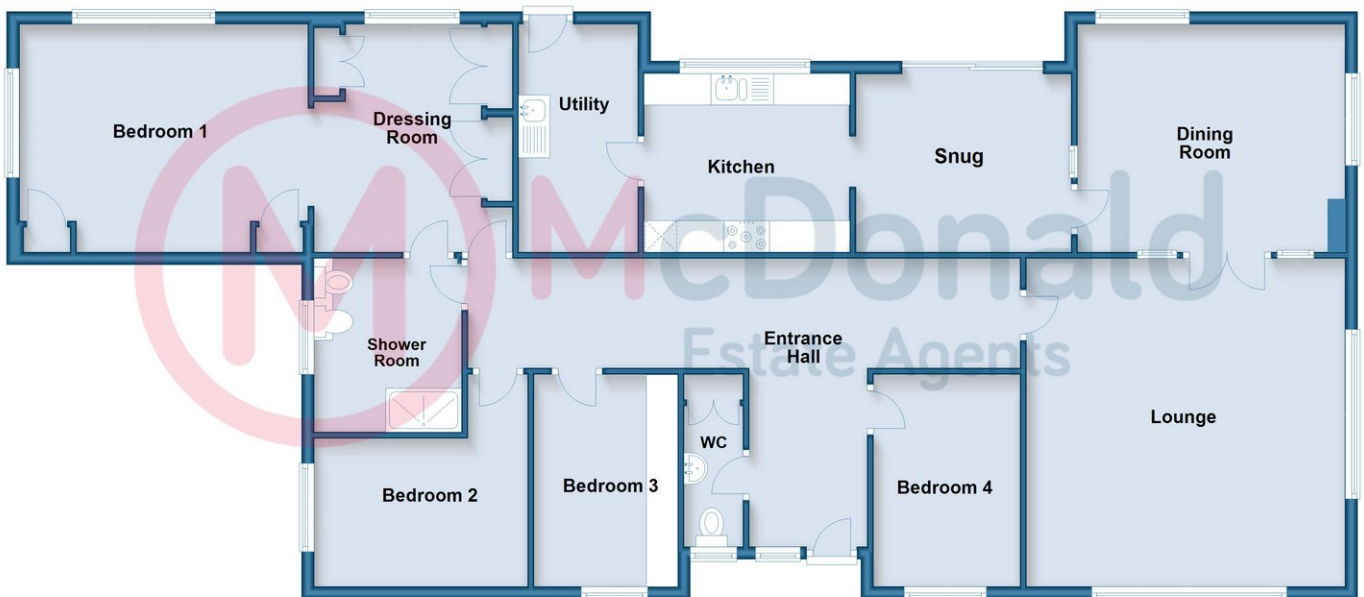
Directions: From Whitegate Drive travel north the to the traffic lights at Devonshire Square and turn right into Newton Drive, continue the whole length of Newton Drive passing over the roundabout at Four lane Ends and continuing into Normoss Road, take the second turning on your right into Staining Road. Continue the whole length of Staining Road, Eddleston Close is the first turning on your right after the Church.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



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Eddleston Close

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