



353 Whitegate Drive, Blackpool,
Lancashire, FY3 9PH

£229,950

A credit to its current owner, it is clear this property has been meticulously well kept and cared for. Presented immaculately, with stunning décor throughout, this home is ready to walk into and enjoy. With two reception rooms, kitchen, utility room and W/C to the ground floor, PLUS three bedrooms, and large four piece bathroom suite to the first floor. Externally the property boasts generous, manicured rear garden, private driveway and forecourt front PLUS garage.

- Stunning semi-detached home
- Three bedrooms
- Two reception rooms
- Utility area
- Ground floor W/C
- Off street parking
- Garage
- Manicured rear garden

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Entrance: UPVC double glazed front door.

Vestibule: Meter cupboard, Double glazed panelled door.

Hall: UPVC double glazed window.

Lounge: 16'3" x 13'9" (4.95 m x 4.19 m) Gas fire with a beautiful surround and inset light, Wall lights, UPVC double glazed bay window, Radiator. Double doors to:-

Dining Room: 14'8" x 11'8" (4.47 m x 3.56 m) UPVC double glazed window, Radiator.

Kitchen: 14'0" x 8'5" (4.27 m x 2.57 m) Stunning modern fitted wall and base cupboard units, Stainless steel sink and drainer, Integrated oven and gas hob with extractor over, Space for fridge freezer, Spotlights, Breakfast bar area, Laminate flooring, UPVC double glazed window. Door to:-

Utility Room: Plumbed for washing machine, Wall mounted boiler, UPVC double glazed window and door.

WC: Low flush WC, Wash basin, Tiled walls, UPVC double glazed window.

First Floor:

Landing: UPVC double glazed window to side.

Bedroom 1: 16'3" x 11'0" (4.95 m x 3.35 m) Fitted wardrobes, UPVC double glazed bay window, Radiator.

Bedroom 2: 12'8" x 11'8" (3.86 m x 3.56 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 3: 9'1" x 7'4" (2.77 m x 2.24 m) UPVC double glazed window, Radiator.

Bathroom: Panelled bath, Wash basin, Low flush WC, Step in corner shower cubicle, UPVC double glazed window, Towel heater radiator.



Outside:

Front: Paved driveway, crazy paved area with shrub borders.

Rear: Paved patio area, Lower level has a lawned area with gravel border.

Garage: Garage with an up and over 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 Solicitors.

Council Tax: Band - D £2277.00 (2024/25)

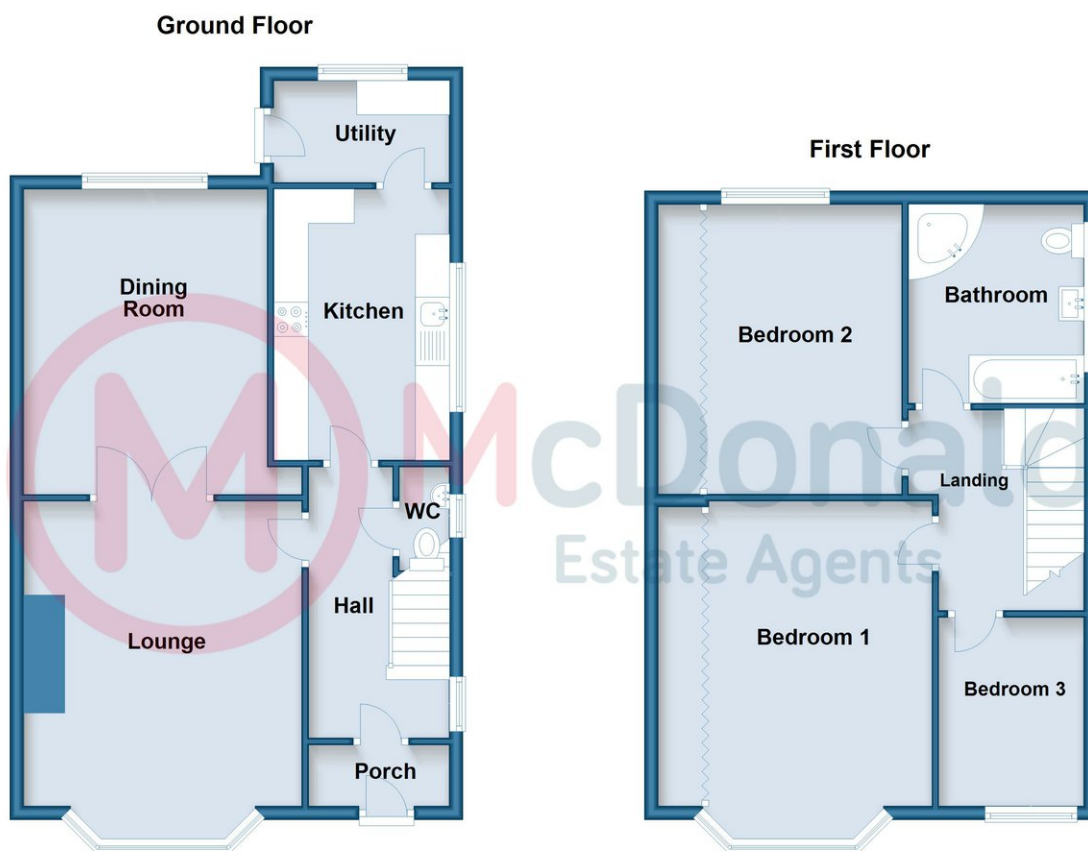


Directions: Take Devonshire Road heading south to it's conclusion, cross over the main traffic lights with Newton Drive/Church Street onto Whitegate Drive, the property can be found further down on the right hand side.

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		
(69-80)	C		77
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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