



44 Halifax Street, Blackpool,
FY3 9QQ

£179,950

Stunning, semi-detached family home located under 200m from Stanley Park!

This property is immaculately presented, and benefits from modern, tasteful décor throughout. The ground floor offers a cosy lounge area at the front, gorgeous open plan kitchen/diner to the back which overlooks the sunnier WEST facing rear garden PLUS ground floor WC. Heading upstairs, you will find three well proportioned bedrooms as well as a stylish family bathroom.

Idyllically located just a stones throw from the award winning Stanley Park, 0.9 miles from Victoria Hospital, and easy access to M55!

- Semi-Detached home
- Less than 200m from Stanley Park
- Open plan living
- Beautifully presented
- Modern décor
- Ground floor W/C

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- WEST facing rear garden
- Off street parking
- 0.9 miles from Victoria Hospital
- Excellent access to M55



Entrance: UPVC double glazed front door.

Hall.

Lounge: 13'2" x 12'8" (4.01 m x 3.86 m) Feature brick fireplace and unit, UPVC double glazed bay window, Radiator.

Dining Room: 12'0" x 11'7" (3.66 m x 3.53 m) Fitted wall and base cupboard units to alcoves, Understairs cupboard, UPVC double glazed patio doors to the rear, Radiator. Open to:-

Kitchen: 14'0" x 5'8" (4.27 m x 1.73 m) Modern fitted wall and base cupboard units with complementary worktops, Composite sink and drainer, Plumbing and space for washing machine, Integrated dishwasher, Integrated electric hob, Integrated eye level oven, UPVC double glazed windows to side and rear, Radiator.

Ground Floor WC: Low flush WC, Wash basin.

First Floor:

Landing:

Bedroom 1: 12'8" x 11'0" (3.86 m x 3.35 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 2: 9'6" x 8'5" (2.90 m x 2.57 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 3: 9'6" x 8'5" (2.90 m x 2.57 m) Fitted wardrobes, Wall mounted vanity table, UPVC double glazed window, Radiator.

Bathroom: 'L' shaped panelled bath with overhead shower, Vanity wash basin, Low flush WC, Part tiled walls, Tiled floor, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Concrete driveway with paved area.

Rear: Paved patio area with lawn and decked areas.

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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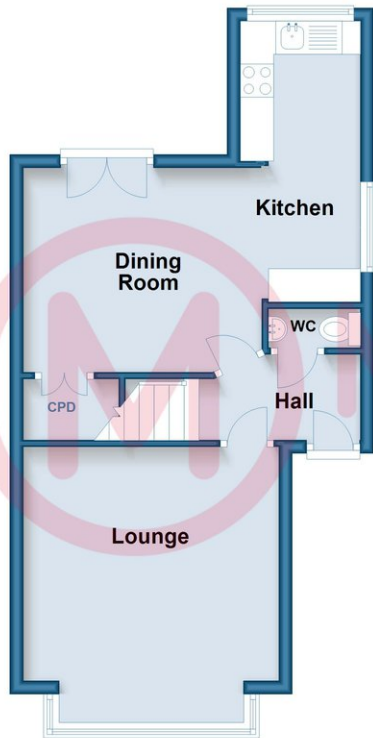
Directions: Travel South along Whitegate Drive and turn left just before the Saddle Inn, into Preston Old Road. Cross the lights and turn first left into Halifax Street.

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) A		
(81-91) B		80
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Ground Floor



First Floor



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Halifax Street

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