



15 The Lapwings, Poulton-le-Fylde,
FY6 7UN

£162,500

Tucked away in a cul-de-sac location, and not directly overlooked from behind, a Semi Detached Home with the ground floor arranged in the popular style with a Lounge and separate Dining Kitchen running across the width of the rear, PLUS a Conservatory. Sold with NO ONWARD CHAIN.

- Lounge
- Dining Kitchen
- Conservatory
- Three Bedrooms
- Bathroom
- Gardens - Westerly facing to the rear
- UPVC Double Glazing
- Gas Central Heating
- Off Street Parking.

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Hall: UPVC double glazed door, Radiator.

Lounge: 14'4" x 12'4" (4.37 m x 3.76 m) Feature fireplace with inset living flame gas fire, TV point, Coved ceiling, Understairs storage, UPVC double glazed window, Radiator.

Kitchen: 15'7" x 8'9" (4.75 m x 2.67 m) Wall and base cupboard units with complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Built in oven and hob with extractor over, Gas central heating boiler, UPVC double glazed window and French doors.

Conservatory: 11'3" x 10'6" (3.43 m x 3.20 m) UPVC double glazed windows and doors.

First Floor:

Landing: Loft access, UPVC double glazed window.

Bedroom 1: 13'6" x 9'0" (4.11 m x 2.74 m) TV point, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 9'8" x 9'0" (2.95 m x 2.74 m) TV point, UPVC double glazed window, Radiator.

Bedroom 3: 9'5" x 6'5" (2.87 m x 1.96 m) Built in cupboard, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower over, Low flush WC, Pedestal wash basin, Part tiled walls, UPVC double glazed window, Radiator.

Outside:

Front: Mainly lawned.

Rear: Mainly lawned with flowerbeds to border, Paved patio.

Parking: Private drive affording off street parking.

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 £1,980.20 (2024/25)

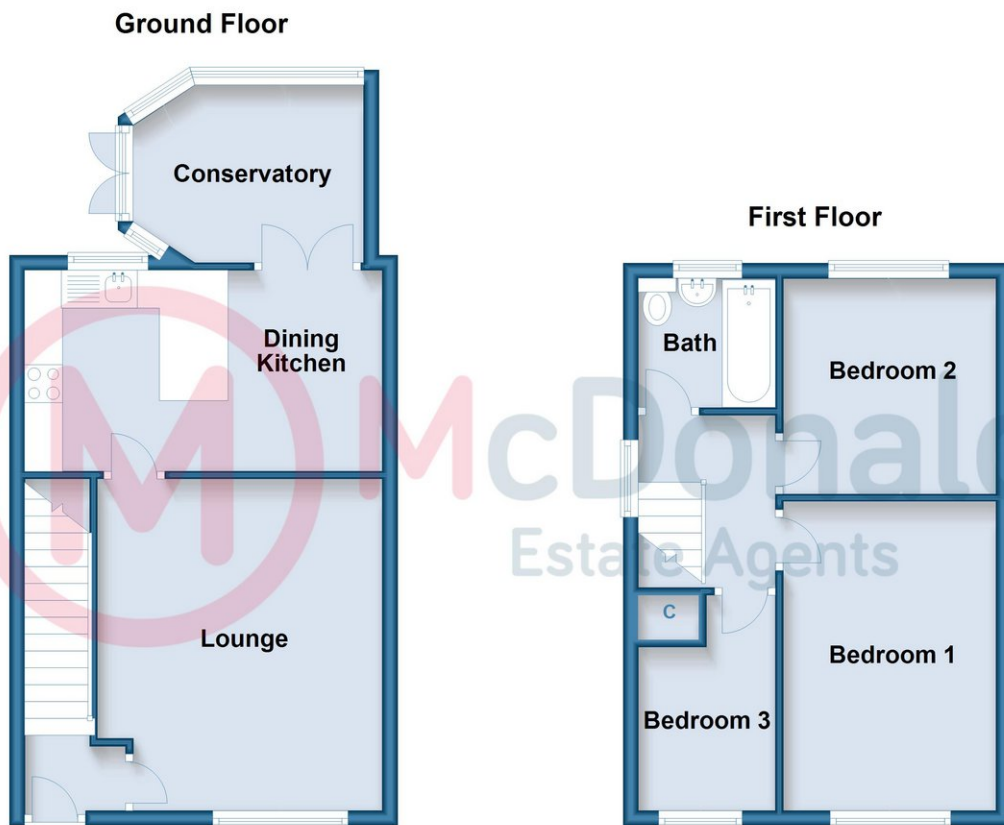


Directions: Heading out of Poulton along Blackpool Old Road, continue along taking your seventh left into Falcon Drive, then turn right and first right again into The Lapwings.

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		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Plan produced using PlanUp.

The Lapwings

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