



3 Ellisland, Blackpool,
FY4 4SB

£170,000

A Semi Detached Bungalow, well maintained and loved by the previous owner, but still offers huge potential to truly make this home your own. Boasting a conservatory, garage, and large rear garden, tucked away in a quiet, yet still convenient spot!

Sold with NO ONWARD CHAIN.

- Semi-detached TRUE bungalow
- Two bedrooms
- Conservatory
- Off street parking
- Garage
- NO CHAIN



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Porch:

Hall: Panelled door, Meter cupboards, Radiator.

Lounge: 14'5" x 11'4" (4.39 m x 3.45 m) Gas fire with marble effect surround, Wall lighting, UPVC double glazed bay window, Radiator.

Kitchen: 10'9" x 8'7" (3.28 m x 2.62 m) Fitted wall and base cupboard units with complementary work surfaces, Integrated gas hob, Integrated eye level oven, Plumbed for washing machine, Tiled walls, UPVC double glazed window, Radiator. Door to:-

Sun Room: 10'8" x 9'3" (3.25 m x 2.82 m) UPVC double glazed sliding door to the rear.

Bedroom 1: 13'7" x 11'5" (4.14 m x 3.48 m) Fitted wardrobes and drawers, UPVC double glazed window, Radiator.

Bedroom 2: 9'3" x 8'7" (2.82 m x 2.62 m) Fitted wardrobe, Corner shower cubicle, UPVC double glazed window.

Shower Room: Walk in double shower, Low flush WC, Wash basin, Tiled walls and floor, UPVC double glazed window.

Outside:

Front: Concrete driveway and ramp to the front door, Decorative shrubs and plants.

Rear: Large west facing rear garden, Block paved area, Lawn to rear of the garden.

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 - B £1688.52 (2023/24)



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Directions: Take Whitegate Drive to the main traffic lights at Oxford Square. Bear left onto Preston New Road Turn 10th right into Clifton Avenue, first left into Nithside and finally first left into Ellisland.

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		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



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Ellisland

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