



**218 Whitegate Drive,
Blackpool, FY3 9JL**

£265,000

***** CHARACTER DETACHED RESIDENCE WITH HUGE DEVELOPMENT POTENTIAL *****

This **BEAUTIFULL** character **DETACHED** home would benefit from further modernisation but affords spacious accommodation to include **FOUR** bedrooms a large through lounge and dining room **OVER 23ft** long, plus a second designated dining room and the **DINING KITCHEN** measuring **OVER 14ft x 12ft**. In addition, there is a **SUN LOUNGE** to the south facing elevation which would make an excellent home office. Further the **MAIN** bathroom is **HUGE** and we feel would be ideal to develop into a main bathroom **AND** an en-suite off the master bedroom. The gardens are well established and offer a superb level of privacy and the plot currently provides off street parking and ample space for a **GARAGE**.
No onward chain.

- **FOUR** bedrooms
- **LARGE** through lounge
- Dining Room
- **DINING** kitchen

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- Sun Lounge
- SPACIOUS bathroom
- Gas central heating
- Mostly UPVC double glazed
- Off street PARKING
- Garage space.



Hall: Double glazed composite front door, Tiled floor, Radiator.

Lounge/Dining Room: 23'8" x 11'1" (7.21 m x 3.38 m) Imposing fireplace with living flame coal effect gas fire, UPVC double glazed bay and side windows, Two radiators.



Dining Room: 14'9" x 12'6" (4.50 m x 3.81 m) Delft shelf, UPVC double glazed bay window, Double radiator, Double doors to:-

Sun Lounge: 16'0" x 5'5" (4.88 m x 1.65 m) UPVC double glazed windows, Double doors to each end.

Dining Kitchen: 14'3" x 12'0" (4.34 m x 3.66 m) Fitted range of wall and base cupboard units, One and a half bowl stainless steel sink, Part tiled walls, Tiled floor, UPVC double glazed window and rear door, Radiator.



Inner Hall: Quarry tiled floor, Understairs storage.

Utility Room: 15'10" x 5'6" (4.83 m x 1.68 m) Quarry tiled floor, UPVC double glazed window.

First Floor:

Bedroom 1: 12'6" x 11'11" (3.81 m x 3.63 m) Built in louvred wardrobes, Coved ceiling, UPVC double glazed window, Radiator.



Bedroom 2: 10'0" x 9'2" (3.05 m x 2.79 m) Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 3: 10'6" x 9'4" (3.20 m x 2.84 m) Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 4: 7'4" x 5'10" (2.24 m x 1.78 m) UPVC double glazed window.

Bathroom: Very spacious, Four piece bathroom comprising; Panelled bath with shower attachment, Separate shower cubicle, Low flush WC, Pedestal wash basin, Part tiled walls, Tiled floor, UPVC double glazed window, Radiator.



Outside:

Front: Lawned with established flowerbed to borders.

Rear: Superbly enclosed by a range of established trees and shrubs to provide an excellent level of privacy, Lawned with large paved patio area, Timber shed.

Parking: Off street parking and ample space for a garage (subject to any planning requirements).

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 £2170.95 (2023/24)



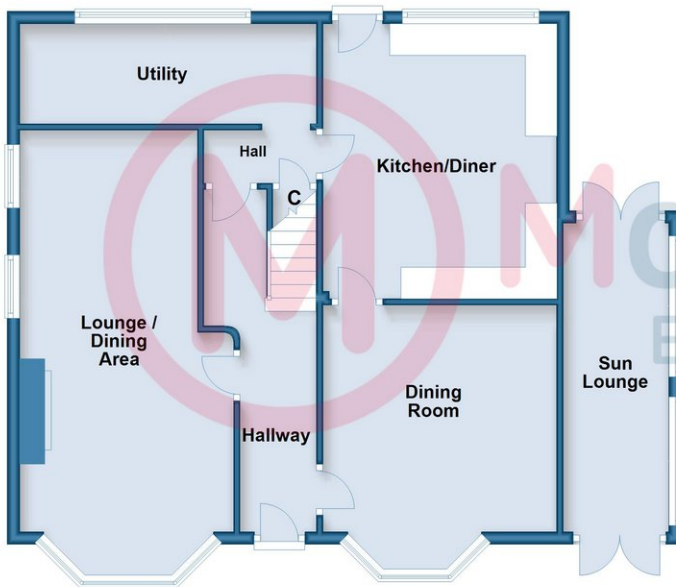
Directions: Take Devonshire Road heading south to it's conclusion, cross over the main traffic lights with Newton Drive/Church Street onto Whitegate Drive, the property can be found further down on the left hand side.

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.

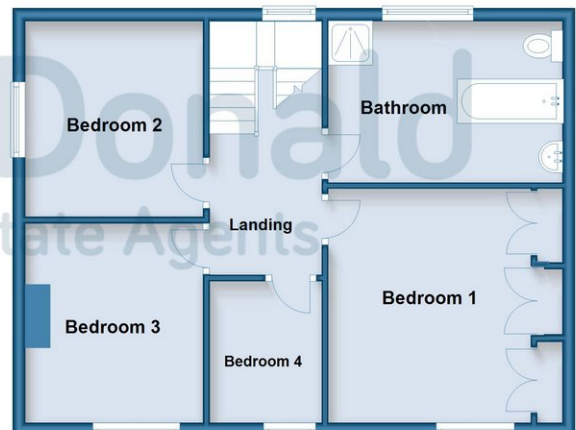
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Whitegate Drive

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