



18 Overdale Grove, Blackpool,
FY3 7TS

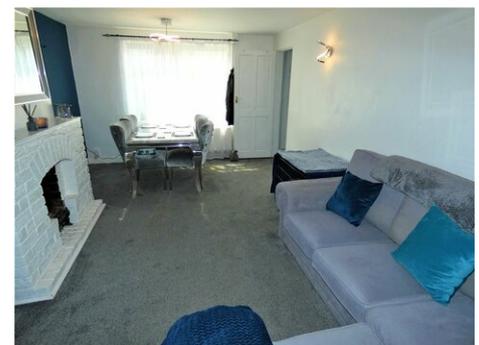
£117,500

A Double Fronted End Terraced, offering well proportioned accommodation, to include a Lounge and Dining Kitchen both 18' in length. Conveniently located for Blackpool, Poulton and Victoria Hospital, this lovely home would make a PERFECT FIRST TIME BUY, or possible buy-to-let.

- Lounge - over 18' in length
- Modern style Kitchen and Bathroom facilities
- Ground floor WC
- Three Bedrooms
- UPVC double glazing: Gas central heating
- Gardens
- Off street parking



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Hall: UPVC double glazed door.

Lounge: 18'1" x 11'2" (5.50 m x 3.40 m) Fireplace, TV point, UPVC double glazed window, Radiator. Patio doors to:-

Lean To: 11'10" x 6'11" (3.60 m x 2.10 m)

Dining Kitchen: 18'1" x 9'6" (5.50 m x 2.90 m) Wall and base cupboard units with complementary roll edge worktops and matching breakfast bar, Single drainer stainless steel sink with mixer tap, Plumbed for dishwasher, Gas cooker point with extractor, Tiled floor, UPVC double glazed windows, UPVC double glazed door, Radiator.

WC: Low flush WC, Wash basin, Plumbed for washing machine, Tiled floor, UPVC double glazed window, Radiator.

First Floor:

Landing: Built in cupboard, UPVC double glazed window.

Bedroom 1: 12'6" x 11'10" (3.80 m x 3.60 m) Fitted mirror front wardrobe, UPVC double glazed window, Radiator.

Bedroom 2: 11'2" x 9'2" (3.40 m x 2.80 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'6" x 7'10" (2.60 m x 2.40 m) UPVC double glazed window, Radiator.

Bathroom: Modern three piece bathroom comprising; Panelled bath with mixer tap shower, Vanity wash basin, Low flush WC, Part tiled walls, Tiled floor, UPVC double glazed window, Radiator.

Outside:

Front: Mainly block paved.

Rear: Laid to concrete and artificial lawn, Large block built shed.

Parking: Off street parking to the front.

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 - A £1447.30 (2023/24)



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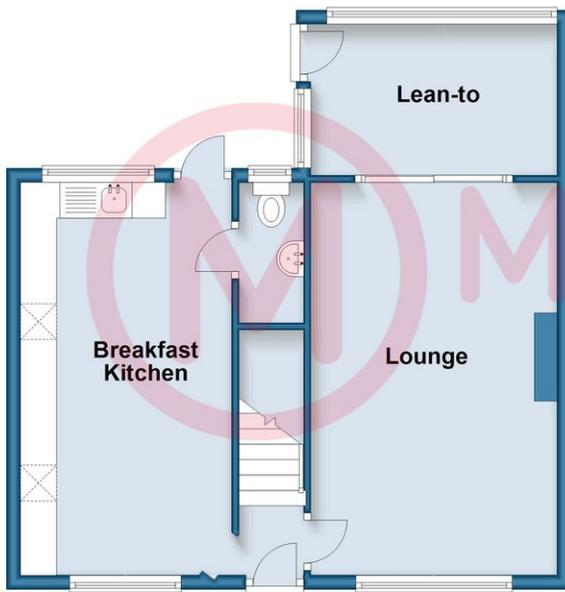
Directions: From Victoria Hospital, proceed North along St. Walburgas Road. Proceed to the next roundabout and turn right into Garstang Road.

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>			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D		60	
(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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Plan produced using PlanUp.

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