



18 Holly Wood Way, Westby,
Lancashire, FY4 5FQ

Offers over £319,995

This **BEAUTIFUL** detached home, although only built in recent years, has been improved further and is a credit to the present owner.

Affording four **DOUBLE** bedrooms, a lovely open-plan **DINING** kitchen with a **SUPER** range of **STYLISH** wall and base cupboards. The kitchen is supplemented by a separate **UTILITY** room and adjacent invaluable ground floor **WC**. There is a modern family bathroom **PLUS** a spacious **EN-SUITE** to the master bedroom.

The property feels spacious throughout, from the **DOUBLE** bedrooms, generous rear gardens and even the integral **GARAGE** at over 17ft x 9ft. The property is within the catchment of 2 "outstanding" **OFSTED** Schools.

Internal viewing highly recommended.

Sold with NO ONWARD CHAIN!

- Four **DOUBLE** bedrooms
- **STUNNING** dining kitchen
- Lounge

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- **Separate UTILITY Room**
- **Ground floor Wc**
- **STYLISH family bathroom**
- **En-SUITE to master bedroom**
- **Large rear GARDENS**
- **Integral GARAGE**
- **STUNNING contemporary home**



Open Porch:

Hall: Double glazed composite front door, Cute built in

Lounge: 16'5" x 10'10" (5.00 m x 3.30 m) Stunning

Dining Kitchen: 21'0" x 11'2" (6.40 m x 3.40 m)



...Kitchen Area: Stylish range of fitted wall and base cupboard units, Complementary worktops and breakfast bar, Built in Oven and Grill, Microwave, Hob and extractor hood, One and a half bowl stainless steel sink, Tiled floor, UPVC double glazed window, Directly open to:-

...Dining Area: Understairs storage and cloaks cupboard, Personal door to garage, Tiled floor, UPVC double glazed window and sliding patio doors to the rear garden.

Utility Room: 6'7" x 5'11" (2.00 m x 1.80 m) Matching fitted base units, Complementary worktops, Stainless steel sink, Plumbed for washing machine, Tiled floor, Composite double glazed rear door.

Ground Floor WC: Low flush WC, Wash basin, Tiled floor, UPVC double glazed window.



First Floor:

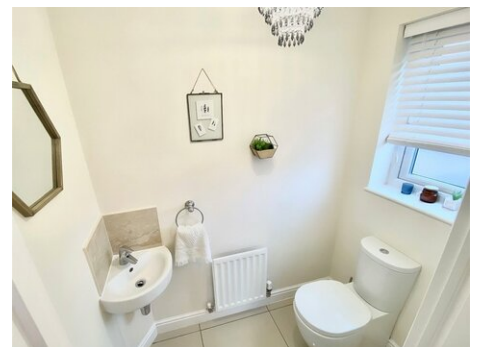
Landing: Built in storage cupboard, Built in airing cupboard, Loft access, Radiator.

Bedroom 1: 17'1" x 10'10" (5.20 m x 3.30 m) Fitted wardrobes, Wood effect, Amtico flooring, UPVC double glazed bay window, Radiator.

...En-Suite: Tiled shower cubicle, Low flush WC, Pedestal wash basin, Tiled floor, UPVC double glazed window, Heated towel rail, Radiator.

Bedroom 2: 14'5" x 9'2" (4.40 m x 2.80 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 3: 12'2" x 8'10" (3.70 m x 2.70 m) Fitted wardrobes, UPVC double glazed window, Radiator.



Bedroom 4: 11'2" x 7'3" (3.40 m x 2.20 m) Wood effect Amtico Flooring, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with overhead shower and screen, Wash basin, Low flush WC, Tiled floor and part tiled walls to bath area, UPVC double glazed window, Heated towel rail, Radiator.

Outside:

Front Garden: Lawned with established hedgerow.

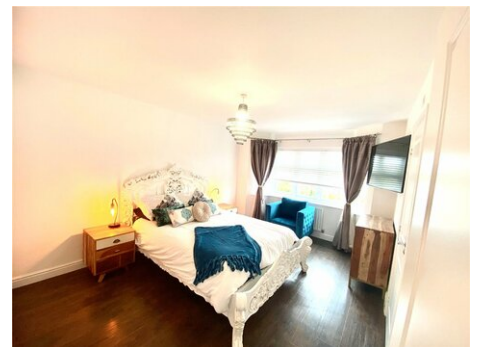
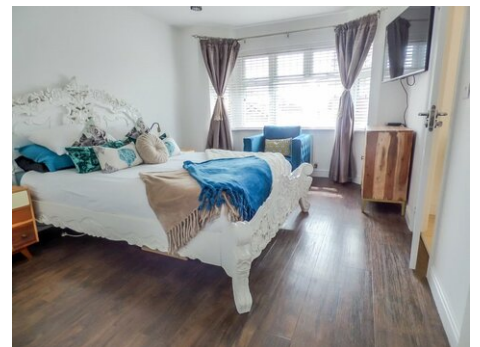
Rear Garden: Generous rear gardens Large stone paved patio, Artificial lawned area, Raised timber sun deck.

Garage: Large integral garage, Up and over door, Light and power, Over 17ft x 9ft internally.

Heating: Gas central heating (NOT TESTED).

Tenure: Comprising; Panelled bath with overhead shower and screen, Wash basin, Low flush WC, Tiled floor and part tiled walls to bath area, UPVC double glazed window, Heated towel rail, Radiator.

Council Tax: Band E - £2688.64 (2024/25)



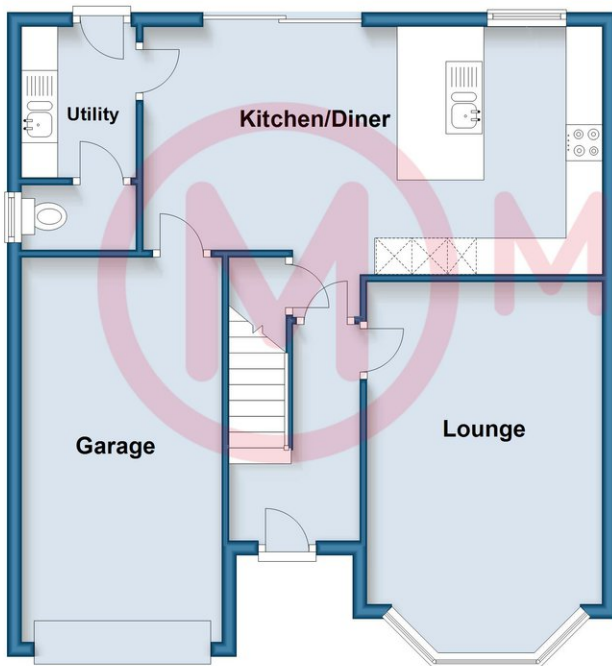
Directions: Take Preston New Road heading out of town, go over the main roundabout at the motorway staying on Preston New Road at the next roundabout take the second exit onto Lytham St Annes Way (B5410), continue to the next roundabout and take the first exit onto Holly Wood Way.

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.

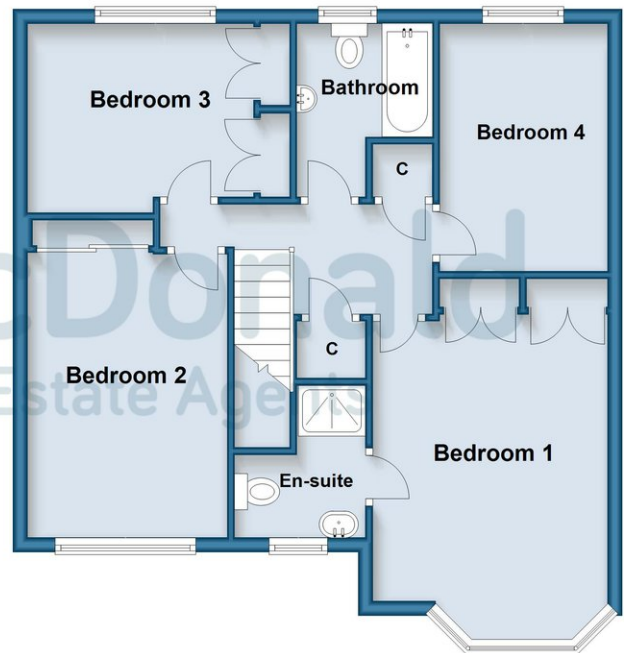
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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