



**38 Loxley Place East, Whiteholme,
Thornton-Cleveleys, FY5 3JU**

£139,950

Calling all Motorhome/Caravan/Boat owners.... and anyone just wanting a bigger than normal plot ! A Semi Detached True Bungalow situated in a lovely quiet cul-de-sac location, and sat on an impressive corner plot. Plenty of scope for upgrading, but still really nicely presented throughout and sold with NO ONWARD CHAIN.

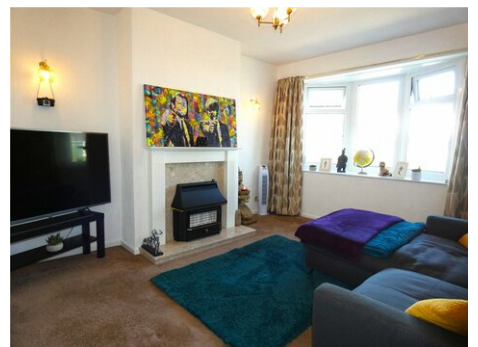
- Lounge; Dining Kitchen
- Two Bedrooms; Bathroom
- UPVC Double glazing
- Gardens -large corner plot & Southerly facing rear
- Plenty of parking & possible Garage space



McDonald
Estate Agents

Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk





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Porch: Meter cupboard, UPVC double glazed windows and door.

Lounge: 12'10" x 11'6" (3.90 m x 3.50 m) Fireplace, TV point, UPVC double glazed bow bay window, Electric storage heater.

Inner Hallway: Loft access, Wood effect laminate flooring.

Kitchen: 10'2" x 8'10" (3.10 m x 2.70 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink, Gas cooker point, Plumbed for washing machine, UPVC double glazed window and door.

Bedroom 1: 11'6" x 11'6" (3.50 m x 3.50 m) Fitted wardrobes, UPVC double glazed patio doors to rear garden.

Bedroom 2: 8'10" x 7'7" (2.70 m x 2.30 m) UPVC double glazed window.

Bathroom: Three piece suite comprising; Panelled bath with mixer tap shower, Low flush WC, Pedestal wash basin, Tiled walls, UPVC double glazed window, Heated towel rail.

Outside:

Front & Side: Mainly paved with flower borders.

Rear: Southerly facing aspects, Laid to paving and gravel with flower beds.

Parking: Scope for an impressive amount of parking and possible Garage space. We are informed that there is also an additional parking space off plot.

Heating: Electric 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)



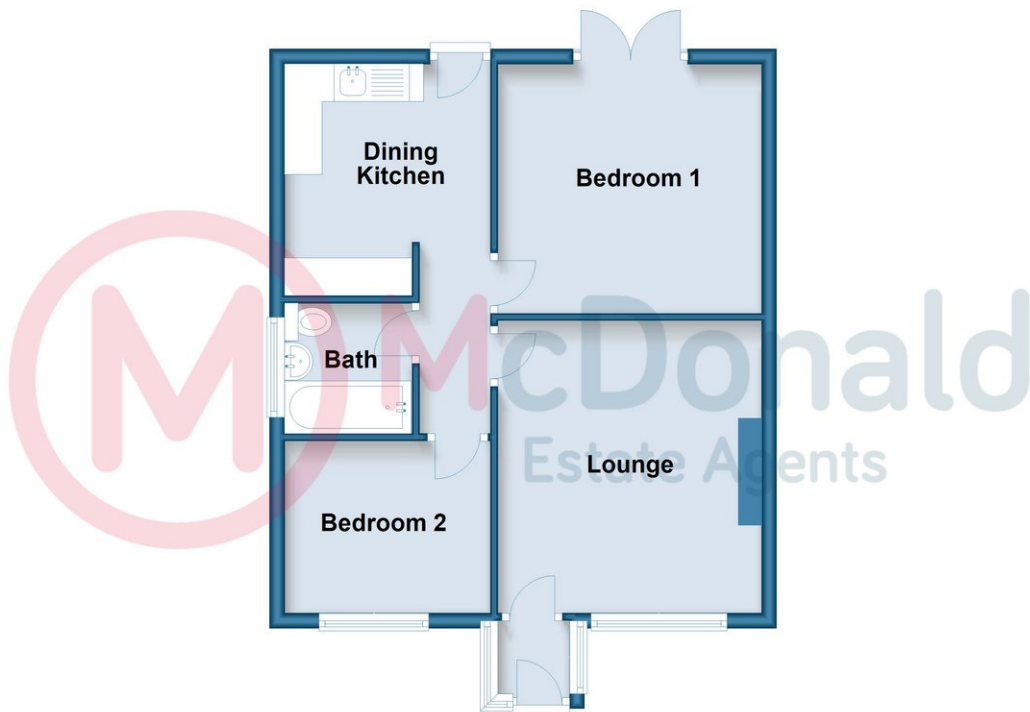
Directions: Travel inland along Red Bank Road go straight ahead through the village to Ashfield Road and turn left following the road around to Whiteholme, turning left after Blackpool and Fylde College into Whiteholme Road and finally first right into Loxley Place East.

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			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



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Plan produced using PlanUp.

Loxley Place East

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