



42 Redwood Boulevard, South Shore,
Blackpool, FY4 5GS

£253,500

This is a **STUNNING** and deceptively **SPACIOUS** 'new build' **DETACHED** home.

Take a peek at the floorplan, we **LOVE** this design layout, with a **LARGE** main lounge and a super **STYLISH** fitted dining kitchen open directly to second 'sun' **LOUNGE** area and the **UPVC** glazed wall and French doors to the **SOUTH** facing rear gardens... **WOW!**

Additional features include no less than **THREE** bathrooms, as a modern family bathroom, an **EN-SUITE** to the master bedroom and an **ADDITIONAL** ground floor Wc. **THREE** well-proportioned bedrooms and an **IMPRESSIVE** corner plot. This affords a **GARAGE**, plus parking for **TWO** vehicles, with **AMPLE** space for more!, a side garden and a **SOUTH** facing gardens.

Excellent access to the M55 and the PROMENADE.

- **THREE** well-proportioned bedrooms
- **LARGE** lounge
- **STUNNING** dining kitchen
- **SOUTH** facing rear
- **LARGE** corner plot

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



Award winning property sales since 1948.



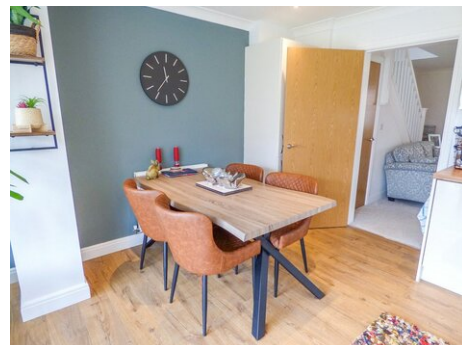
- AMPLE parking and garage.
- Good access to M55
- Good access to PROMENADE.
- A MUST SEE !



Hall: Double glazed composite front door, Wood effect laminate flooring, UPVC double glazed window, Radiator.

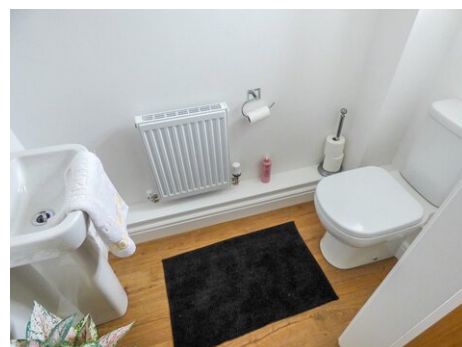
Ground Floor WC: Low flush WC, Wash basin, Wood effect laminate flooring, Radiator.

Lounge: 15'9" x 15'5" (4.80 m x 4.70 m) Spindled staircase, understairs storage, Coved ceiling, UPVC double glazed window, Radiator.



Dining Kitchen: 15'9" x 10'2" (4.80 m x 3.10 m) Super stylish range of fitted wall and base cupboard units with complementary roll edge worktops, Integrated appliances to include:- Fridge, Freezer, Oven, Hob, Microwave, Washing machine and Dishwasher. Concealed gas central heating boiler, Coved ceiling, Wood effect laminate flooring. Directly open to:-

Lounge Area: 15'9" x 6'11" (4.80 m x 2.10 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed windows and patio doors to the rear garden.



First Floor: Landing: UPVC double glazed window, Radiator.

Master Bedroom: 12'6" x 12'6" (3.80 m x 3.80 m) Coved ceiling, UPVC double glazed window, Radiator.

En-Suite: Comprising; Shower cubicle, Wash basin, Low flush WC, Beautifully tiled walls, UPVC double glazed window, Radiator.

Family Bathroom: Comprising; Combination

Bedroom 2: 9'2" x 8'6" (2.80 m x 2.60 m) UPVC double glazed window, Radiator.



Bedroom 3: 9'2" x 6'11" (2.80 m x 2.10 m) UPVC double glazed window, Radiator.

Outside: Front Garden: Mostly lawned.

Side Garden: Mostly lawned.

Rear Garden: South facing, Mostly lawned.

Garage: Up and over door with parking to driveway.

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 £2277.00 (2024/25)

Award winning property sales since 1948.



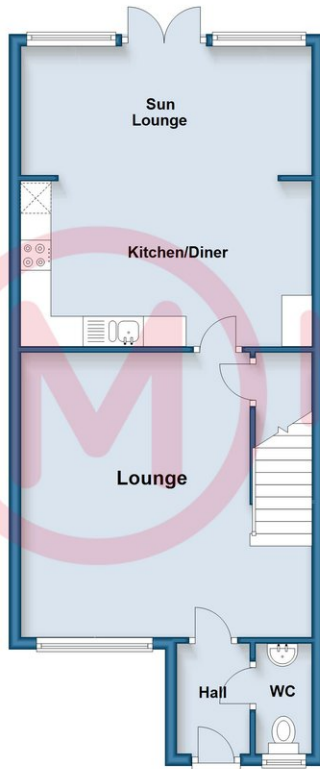
Directions: Take Squires Gate Lane heading East, at the main traffic light junction with Common Edge Road, continue across onto Progress Way, take the first left and continue to the roundabout and take the first turning into Redwood Boulevard.

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.

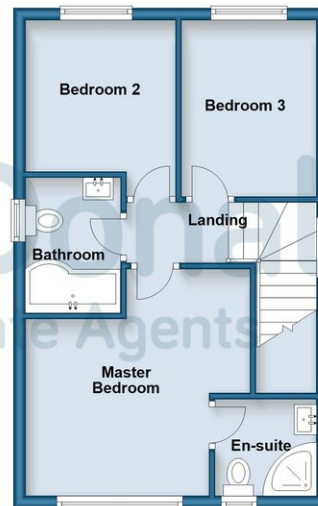
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

Redwood Boulevard

Are YOU thinking of selling?
 Call McDonald Estate Agents NOW, for
 your FREE market appraisal.

Award winning property sales since 1948.

