



37 Lakeway, Blackpool,
FY3 8PE

£135,000

This two-bedroom end terraced property features well maintained, modern interior throughout. With cosy living room to the front, open plan diner/kitchen to the rear on the ground floor, PLUS two double bedrooms and family bathroom to the first floor. Externally, you will find a generous rear garden, with a tidy paved space to the front. Located just 0.3 miles from Stanley Park, 0.4 miles from Victoria Hospital!

- Two DOUBLE bedrooms
- End terrace
- Stunning fitted kitchen
- TWO reception rooms
- Just 0.3 miles from Stanley Park
- 0.4 miles from Victoria Hospital
- Lovely family bathroom
- Generous rear garden



McDonald
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Porch: UPVC double glazed panelled door.

Hall: Panelled door, Stairs to the first floor, Radiator.

Lounge: 13'10" x 10'11" (4.22 m x 3.33 m) Inset wall electric fire, UPVC double glazed bay window, Radiator.

Dining Room: 14'2" x 10'6" (4.32 m x 3.20 m) Wall mounted electric fire, UPVC double glazed bay window, Radiator. Open to:-

Morning Room: 8'0" x 5'1" (2.44 m x 1.55 m) Laminate flooring, Spotlighting, Open to:-

Kitchen: 13'10" x 5'8" (4.22 m x 1.73 m) Modern fitted wall and base cupboard units with complementary worktops, Stainless steel sink and drainer, Plumbed for washing machine, Space for tumble dryer, Freestanding cooker, Overhead extractor fan, Under unit lighting, Spotlighting, UPVC double glazed windows to side and rear, UPVC double glazed door to side, Laminate flooring.



First Floor:

Landing:

Bedroom 1: 15'7" x 11'5" (4.75 m x 3.48 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 13'3" x 9'9" (4.04 m x 2.97 m) UPVC double glazed window, Radiator.

Bathroom: () Stunning modern three piece bathroom suite comprising; Low flush WC, Pedestal wash basin, 'P' shaped panelled bath with overhead shower, Tiled walls and floor, UPVC double glazed window, Towel heater/radiator.



Outside:

Front: Paved and walled forecourt garden.

Rear: Paved patio area with lawned area, Brick built outbuilding.

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 - B £1771.00 (2024/25)



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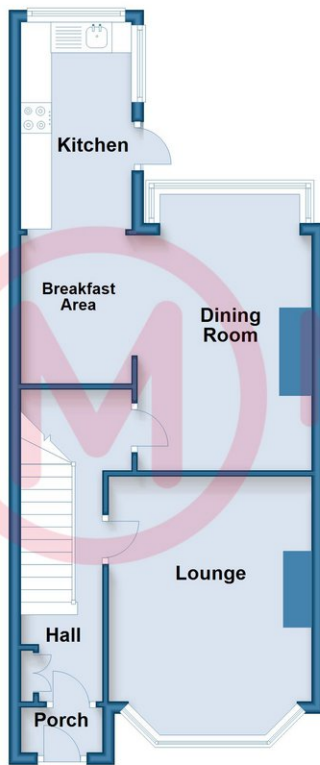
Directions: Travelling North along Whitegate Drive. at the lights at Newton Drive turn right. Continue through the next set of lights and turn last left before the roundabout into Lakeway.

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.

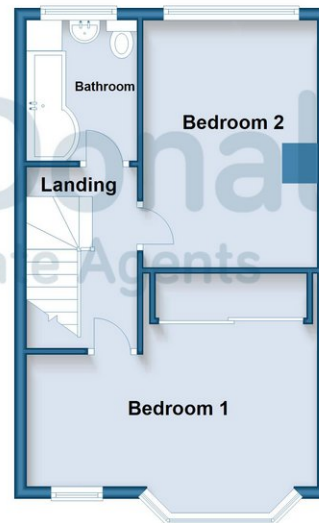
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Lakeway

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