



27 Wood Green Drive, Anchorsholme,
Thornton-Cleveleys, FY5 3DH

£179,950

An EXTENDED Semi Detached Dormer Bungalow, which offers well presented living, with three Bedrooms - one of which is to the ground floor, Lounge and a lovely 'L' shape Dining Kitchen. Externally the rear Garden is Westerly facing, and there is an impressive level of off road Parking - absolutely perfect for a Caravan/Camper owner !
A lovely spot.

- Three Bedrooms
- Lounge
- Dining Kitchen
- Bathroom
- Gas central heating; UPVC double glazing
- Lovely rear garden with Westerly facing aspect
- Impressive off street parking
- Pleasing front outlook

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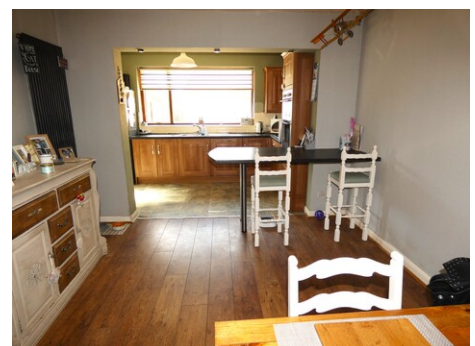
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Porch: Double glazed windows and door.

Hall: Built in cupboard, Meter cupboard, Double glazed window, Radiator.

Lounge: 14'10" x 10'10" (4.52 m x 3.30 m) Feature fireplace, TV point, Coved ceiling, Double glazed bow bay window, Radiator.

Bedroom 3: 11'1" x 7'10" (3.38 m x 2.39 m) Fitted wardrobe, Wood effect laminate flooring, Double glazed window, Radiator.

Dining Kitchen: 19'10" x 23'7" (6.05 m x 7.19 m) (L shape) Wall and base units with matching breakfast bar and complementary worktops, Single drainer stainless steel sink with mixer tap, Split level oven and hob with extractor, Plumbed for washing machine, Double glazed window and door to rear garden, Radiator.

Bathroom: Four piece suite comprising; Panelled bath, Step in shower cubicle, Low flush WC, Pedestal wash basin, Recessed lighting, Heated towel rail radiator, Two doubled glazed windows.

First Floor:

Landing:

Bedroom 1: 18'7" x 11'0" (5.66 m x 3.35 m) Walk in wardrobes, Into eaves storage, TV point, Doubled glazed window, Radiator.

Bedroom 2: 11'0" x 11'9" (3.35 m x 3.58 m) Loft access, Doubled glazed window, Radiator.

Outside:

Front: Laid to lawn with established trees and shrubs.

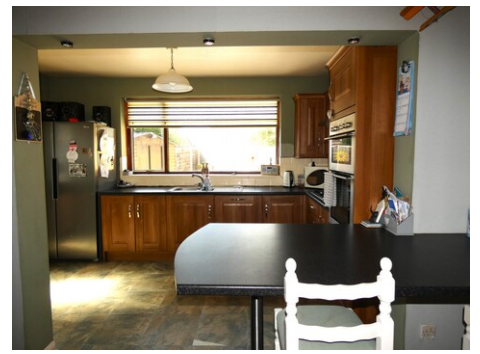
Rear: A beautiful westerly facing rear garden, mainly laid to lawn with a concrete patio area, established trees and shrubs.

Parking: Really impressive levels of parking to the front and side of the property - perfect for Caravan/Camper owners.

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.

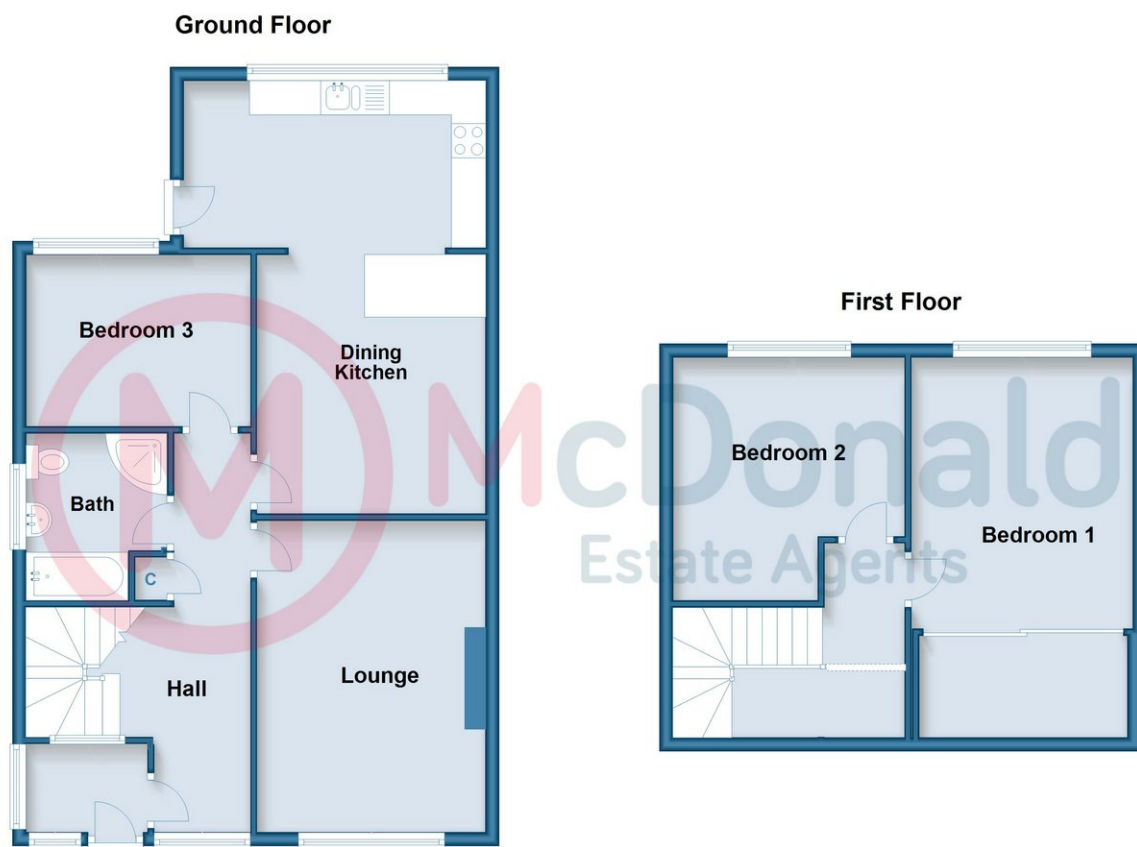
Council Tax: Band - C £2,024.00 (2024/25)



Directions: From our office on Red Bank Road proceed inland, at the roundabout turn left into Devonshire Road. At the traffic lights turn right into Warren Drive, fifth left into Sevenoakes Drive and finally fourth right into Wood Green Drive.

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.



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Wood Green Drive

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