



1 Bryan Road, Blackpool,
FY3 9BG

£199,950

***** STUNNING, SPACIOUS FAMILY HOME... A MUST SEE !**

This Quasi-Semi Detached Home (end of three), has been renovated in recent years and is a credit to the current owners. A superb blend of **STYLISH** modern and period features.

Briefly comprising; **THREE DOUBLE** bedrooms with a modern bathroom, **TWO** large reception rooms and a modern 'shaker' style fitted kitchen leading to the sunnier **SOUTH** facing rear gardens.

Situated just off Whitegate Drive, with a wealth of local shops and amenities and then just 0.3 miles to the award winning **STANLEY PARK**.

Take a peak at the room sizes.. **VERY** generous throughout!

- Three **DOUBLE** bedrooms
- Two reception rooms
- **FITTED** kitchen
- Modern bathroom

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1948.



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- UPVC double glazing
- Gas central heating
- SOUTH to rear
- VERY SPACIOUS
- Nr: STANLEY PARK

Ground Floor:

Open Porch:

Hallway: UPVC double glazed door and window, Tiled floor, Spindle staircase, Meter cupboard, Picture rail, Coved ceiling.

Lounge: 14'11" x 13'3" (4.55 m x 4.04 m) Stunning feature fireplace to chimney breast, UPVC double glazed bay window, Coved ceiling, Radiator, Tiled floor.

Second Lounge: 19'10" x 11'0" (6.05 m x 3.35 m) UPVC double glazed window, Beautiful modern fireplace with marble surround and loving flame log effect gas fire, Picture rail, Coved ceiling, Two radiators.

Dining Kitchen: 16'2" x 7'10" (4.93 m x 2.39 m) Modern fitted 'shaker' style wall and base cupboard units, Wooden 'block' worktops, Ceramic sink, Integrated appliances to include Fridge, Freezer, Dishwasher and Washing machine. Part tiled walls, UPVC double glazed window and rear door, Radiator, Large freestanding 'Rangemaster' multiple Oven and 5 ring hob (subject to negotiation).



First Floor:

Landing: Picture rail, Coved ceiling.

Bedroom 1: 13'4" x 11'7" (4.06 m x 3.53 m) UPVC double glazed window, Radiator, Coved ceiling.

Bathroom: Beautiful modern period style bathroom with Freestanding 'roll edge' bath with 'ball and claw' feet and overhead shower and screen, Low flush wc and Wash hand basin. Heated towel rail/radiator, UPVC double glazed window, Tiled walls.

Bedroom 2: 16'10" x 10'10" (5.13 m x 3.30 m) UPVC double glazed bay window, Radiator, Coved ceiling, Freestanding wardrobes (subject to negotiation).

Bedroom 3: 13'4" x 8'0" (4.06 m x 2.44 m) UPVC double glazed window, Radiator, Built in wardrobe.



Outside:

Front Garden: Lower maintenance with artificial lawns, Established hedgerow and trees to complement privacy.

Rear Garden: Sunnier south facing rear gardens, Raised timber decking, Artificial lawn, Brick outbuilding.

Heating: Gas central heating (NOT TESTED)

Tenure: We are advised the property is freehold. Interested parties should seek clarification from their solicitor.

Council Tax: Band C / £2024 per annum 2024/5

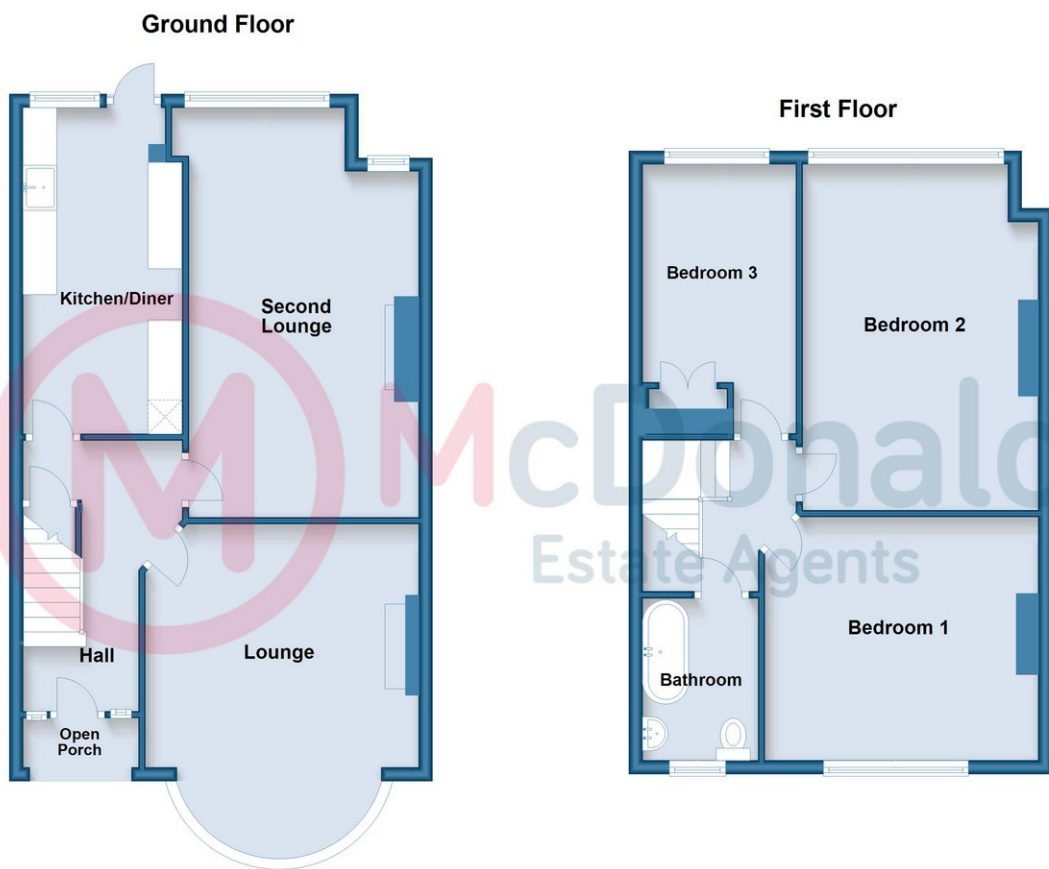


Directions: From Devonshire Square head south along Whitegate Drive. Take the first left into Bryan Road.

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		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Bryan Road

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