



28 Greenbriar Close, Blackpool,
FY3 7SA

£199,950

Delightfully tucked away at the end of a cul-de-sac, a Modern Style DETACHED home affording immaculately presented accommodation, and beautiful Gardens to both the front and rear. A Lovely example.

- Two Reception areas
- Modern style Kitchen
- Ground floor WC
- Three Bedrooms - master with en-suite
- Family Bathroom
- UPVC Double glazing; Gas central heating
- Detached Garage
- Gardens

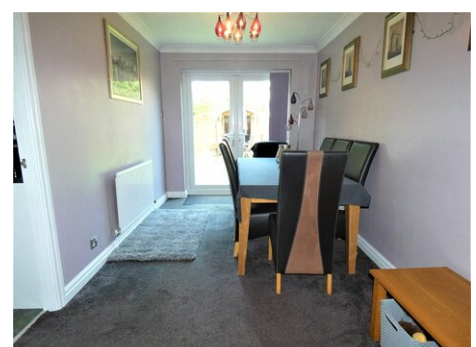
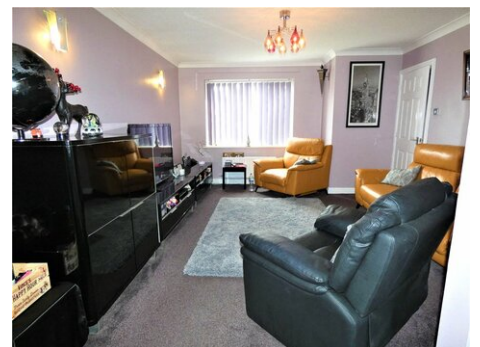


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Hall: Coved ceiling, UPVC double glazed window, Radiator.

WC: Low flush WC, Pedestal wash basin, UPVC double glazed window, Radiator.

Lounge: 15'5" x 12'10" (4.70 m x 3.90 m) Understairs storage, TV point, Coved ceiling, Radiator. Archway to:-

Dining Room: 12'6" x 7'10" (3.80 m x 2.40 m) Coved ceiling, UPVC double glazed patio doors to rear garden, Radiator.

Kitchen: 12'6" x 7'10" (3.80 m x 2.40 m) Modern style wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, One and a half bowl stainless steel sink with mixer tap, Plumbed for washing machine and dishwasher, Tiled floor, UPVC double glazed window and door, Radiator.

First Floor:

Landing:

Bedroom 1: 13'5" x 12'10" (4.10 m x 3.90 m) Coved ceiling, UPVC double glazed windows, Radiator.

En-Suite: Step in shower, Pedestal wash basin, Extractor fan, Radiator.

Bedroom 2: 11'6" x 9'6" (3.50 m x 2.90 m) UPVC double glazed window, Radiator.

Bedroom 3: 9'10" x 6'7" (3.00 m x 2.00 m) UPVC double glazed window, Radiator.

Bathroom: Three piece Bathroom comprising; Panelled bath with mixer tap shower, Pedestal wash basin, Low flush WC, Part tiled walls, Extractor fan, UPVC double glazed window, Radiator.

Outside:

Front: Mainly laid to lawn with established trees, shrubs and beds.

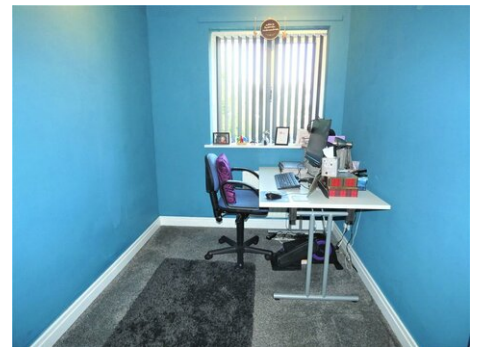
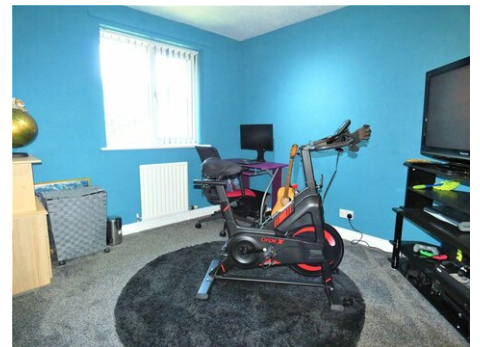
Rear: Laid to artificial lawn with established borders.

Parking: Detached brick garage.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 999 years from 1997; Ground rent £80 per annum. Prospective purchasers should seek clarification of this from their Solicitors

Council Tax: Band - D £2277.00 (2024/25)



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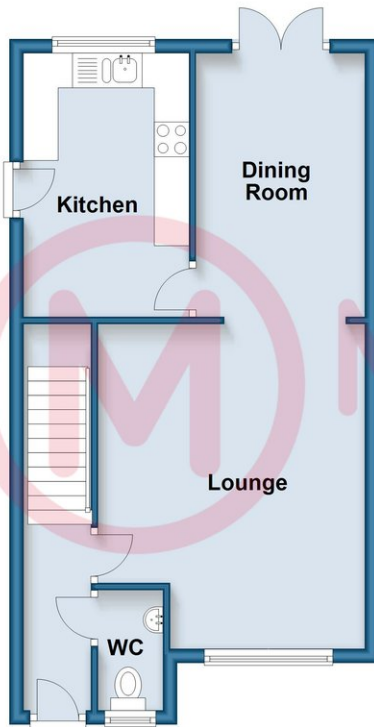
Directions: Travel north along Whitegate Drive turning right at the lights into Newton Drive. Continue straight ahead until you reach the roundabout. Exit left into St.Walburgas Road. At the next roundabout exit right into Poulton Road, first left into Poulton Old Road and finally first left again into Greenbriar Close.

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		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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