



87 Langdale Road, Blackpool,
Lancashire, FY4 4TY

£159,950

This beautiful home has been fully renovated to an exceptional standard, and is an absolute credit to its current owners. Upon entering the property, you are greeted with a stunning, tiled entrance hall, which offers a glimpse of the luxurious living beyond. The open plan living area briefly comprises; a cosy lounge featuring a stylish media wall, with recessed, spot lit shelving and wall mounted electric fire place, dining area, with patio doors onlooking the manicured, landscaped rear garden, plus chic modern fitted kitchen. Heading up to the first floor, you will find three well-proportioned bedrooms, plus attractive three piece bathroom suite. Whilst the second floor offers a fourth bedroom with en-suite shower room.

This property really does have to be seen to appreciate the standard on offer!

- Simply stunning
- Immaculately presented
- Open plan living
- FOUR bedrooms
- En-suite to master



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.



- Simply stunning
- Immaculately presented
- Open plan living
- FOUR bedrooms
- En-suite to master
- Landscaped rear garden
-
-
-
-



Entrance Hall: () Tiled floor, Fitted meter cupboards, Under stairs storage.

Lounge: 13'3" x 10'9" (4.04 m x 3.28 m) Media wall with feature all mounted electric fire, Recessed TV point, Recessed shelving, Laminate flooring, Stunning feature lighting, UPVC double glazed window, Radiator. Open to:-

Dining Area: 11'3" x 9'2" (3.43 m x 2.79 m) Built in storage, Stunning feature lighting, UPVC double glazed patio doors and window to rear, Radiator. Open to:-

Kitchen: 10'10" x 7'9" (3.30 m x 2.36 m) Gorgeous modern fitted kitchen comprising; Wall and base cupboard units, Complementary worktops, Composite sink and drainer, Space and plumbing for washing machine, 'Flavel' duel fuel range cooker, Space for American fridge freezer, LED lights under units, Spotlights, Tiled walls, UPVC double glazed window.



First Floor: ()

Landing: () Walk in storage cupboard, Glass balustrade, Spotlighting, Access to second floor.

Bedroom 1: 13'3" x 11'2" (4.04 m x 3.40 m) Fitted mirrored wardrobes, UPVC double glazed window, Radiator.

Bedroom 2: 12'0" x 11'1" (3.66 m x 3.38 m) Walk in storage cupboard, UPVC double glazed window, Radiator.

Bedroom 3: 8'1" x 6'11" (2.46 m x 2.11 m) Built in storage, UPVC double glazed window, Radiator.

Second Floor: ()

Bedroom 4: 11'4" x 8'11" (3.45 m x 2.72 m) Eaves storage, Two UPVC double velux windows, Radiator.

En-Suite: () Low flush WC, Wash basin with cupboard under, Walk in shower unit, Tiled walls, Built in shelving, Towel heater.

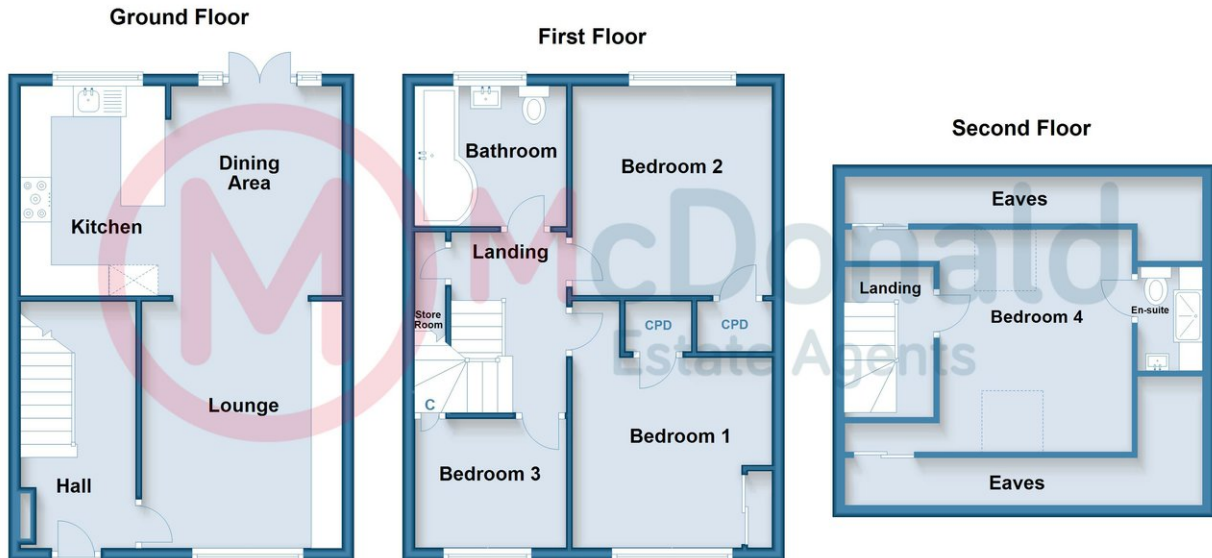


Directions: Take Preston New Road heading away from town, after passing the turning for Maple Drive (on the left) take the next right turning into Kentmere Drive, at the end turn right into Langdale Road.

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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



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.

Langdale Road

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

Award winning property sales since 1948.

