



16 Geldof Drive, Blackpool
FY1 2AQ

£184,500

Tucked away in a quiet cul-de-sac location and adjoining parkland, a **LOVELY** Detached True Bungalow offering immaculately presented accommodation, which includes a Lounge over 16' in length and two double Bedrooms. Sold with **NO ONWARD CHAIN**.

- Lounge - over 16'
- Kitchen
- Two Bedrooms
- Bathroom
- UPVC double glazing
- Gas central heating
- Gardens - Southerly facing rear
- Garage

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Vestibule: Wood effect laminate flooring, UPVC double glazed door, Radiator.

Lounge: 16'2" x 12'0" (4.93 m x 3.66 m) Feature fireplace, Coved ceiling, TV point, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Kitchen: 11'0" x 7'3" (3.35 m x 2.21 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor over, Single drainer stainless steel sink with mixer tap, Plumbed for washing machine, Built in cupboard, UPVC double glazed window and door.

Inner Hall: Loft access, Wood effect laminate flooring, Built in cupboard housing gas central heating boiler.

Bedroom 1: 15'2" x 9'0" (4.62 m x 2.74 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 2: 10'4" x 8'9" (3.15 m x 2.67 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bathroom: Three piece bathroom comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Radiator.

Outside:

Front: Laid to gravel with established flowerbeds.

Rear: Southerly facing, mainly laid to lawn with a paved patio area and established borders.

Parking: Brick garage with an electric up and over door accessed via a private drive.

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 £2024.00 (2024/25)



Directions: Travel north along Whitegate Drive, continue straight ahead travelling along Devonshire Road. After passing under the bridge turn second left into Warley Road. Then right into Links Road and finally first left into Geldof 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



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Plan produced using PlanUp.

Geldof Drive

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