



HOMEFYLDE HOUSE, WHITEGATE DRIVE, BLACKPOOL FY3

OFFERS IN THE REGION OF £70,000

A well presented purpose built first floor retirement apartment situated in a much sought after residential location within easy reach of the award winning Stanley Park. Internal viewing is recommended to appreciate the accommodation on offer which comprises, hall, lounge, modern fitted kitchen, shower room, two bedrooms, upvc double glazing, electric heating. Lift to all floors, residents lounge and laundry.

ACCOMMODATION COMPRISES

Hallway: Airing and storage cupboards.

Lounge: 15' 10" x 11' 1" (4.82m x 3.37m)
Upvc double glazed window, storage heater.

Kitchen: 6' 11" x 6' 4" (2.12m x 1.93m)
Fitted wall and base units with complementary work surfaces. stainless steel sink unit.

Bedroom: 15' 10" x 9' 3" (4.82m x 2.83m)
Upvc double glazed window.

Bedroom: 15' 10" x 8' 7" (4.82m x 2.62m)
Upvc double glazed window. Fitted wardrobes.

Shower Room: Corner shower cubicle, pedestal wash hand basin and low flush WC.

OUTSIDE

Grounds: Communal gardens and residents parking.

Notes: Homefylde House was constructed by McCarthy & Stone (Developments) Ltd and comprises 54 retirement apartments arranged over 3 floors each served by lift. The visiting Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. . It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Residents communal lounge and laundry room.



638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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