



17 Peel Hill, Blackpool,
FY4 5JP

£355,000

***** SUBSTANTIAL DETACHED FAMILY HOME *****

Simply put, this well-presented **DETACHED** home is **HUGE !** Both the accommodation and plot size are nothing less than impressive.

In brief, **FOUR DOUBLE** bedrooms (where the smallest is almost 11ft x 8ft), a **FIVE** piece family bathroom plus en-suite to master bedroom.

There are **FOUR** reception rooms, including the large **CONSERVATORY** which itself is **OVER 14ft x 12ft**. Then on to the fitted **DINING** kitchen with supplementary **UTILITY** room and additional **WC**.

Externally is a generous with **LARGE** rear gardens and a very long private driveway leading to the **DOUBLE** garage. The location on the outskirts of Blackpool, feels semi-rural and affords almost direct access to the **M55**.

Surely a MUST SEE !

- **LARGE** Detached residence
- **FOUR DOUBLE** bedrooms
- **FOUR** separate reception rooms
- **FITTED** dining kitchen

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- **UTILITY room**
- **TWO bathrooms plus GF WC**
- **Generous PLOT / gardens**
- **Parking plus DOUBLE garage.**
- **Direct access to M55**
- **No chain**

Reception Hall: Wooden flooring, Coved ceiling, 'Beech' spindled staircase, Low voltage downlighting, UPVC double glazed windows and front door, Double radiator.

Ground Floor WC: Low flush WC, Pedestal wash basin, Tiled walls and floor, Coved ceiling, Towel rail/radiator.

Office: 12'4" x 9'8" (3.76 m x 2.95 m) Double glazed window

Dining Room: 13'8" x 9'11" (4.17 m x 3.02 m) Coved ceiling, Double glazed window, Radiator.

Lounge: 16'3" x 15'5" (4.95 m x 4.70 m) Coved ceiling, Double glazed window and patio doors to conservatory, Large feature display shelf with mood lighting and overhead projector and screen (by separate negotiation).

Conservatory: 14'0" x 12'3" (4.27 m x 3.73 m) UPVC double glazed windows and patio doors to the rear garden, Two radiators.

Dining Kitchen: 19'10" x 10'4" (6.05 m x 3.15 m) Range of fitted wall and base cupboard units with complementary roll edge worktops, Built in oven, microwave, hob with extractor hood, fridge and freezer, Stainless steel sink, Coved ceiling, UPVC double glazed window, Feature radiator.

Utility Room: 8'10" x 6'8" (2.69 m x 2.03 m) Fitted wall and base cupboards, Complementary roll edge worktops, One and a half bowl stainless steel sink, Combi gas central heating boiler, Plumbed for washing machine, Coved ceiling, Tiled floor.

Cloaks: Larger storage/cloaks cupboard.

First Floor:

Landing: Wooden flooring, Loft access, Double glazed skylight window.

Master Bedroom: 16'0" x 11'1" (4.88 m x 3.38 m) Two double glazed windows, Radiator.



Bedroom 3: 14'9" x 10'5" (4.50 m x 3.17 m) Access to eaves, Built in storage cupboard, UPVC double glazed window, Double radiator.

Bedroom 4: 10'7" x 7'9" (3.23 m x 2.36 m) Eaves storage, UPVC double glazed window, Double radiator.

Bathroom: Modern five piece bathroom comprising; Feature bath, Shower cubicle, Wash basin, Low flush WC and bidet, Tiled walls, Feature ceiling, Double glazed window, Heated towel rail/radiator.

Outside:

Front: Mainly lawned.

Rear: Lawned with large patio and established flowered beds to borders.

Garage: Double garage, Workshop, Large up and over door, Access via long private driveway.

Heating: Eaves storage, UPVC double glazed window, Double radiator.

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - E £2688.64 (2024/25)

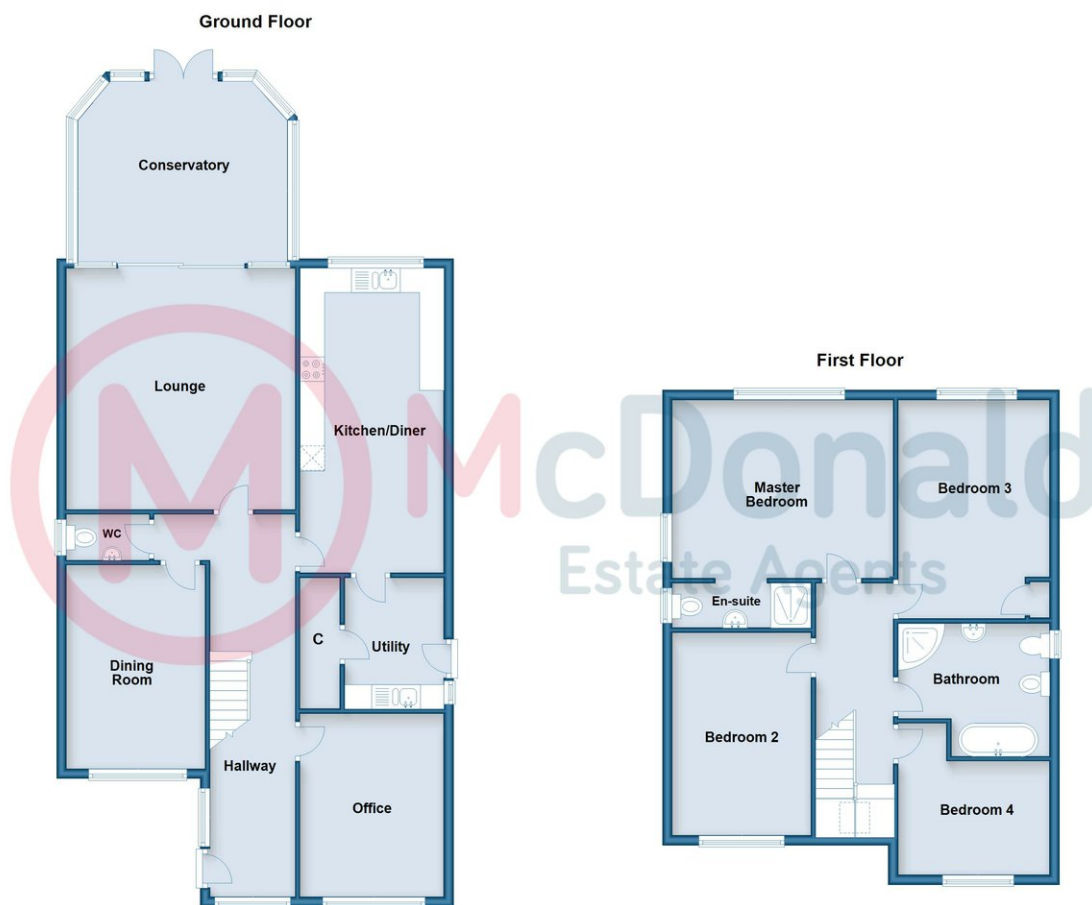


Directions: Off the M55 roundabout, take the exit towards Preston on the A583 / Preston New Road. Then take the first exit left into Peel Hill.

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



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Peel Hill

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