



58 Maplewood Drive, Little Bispham,
Thornton-Cleveleys, FY5 1PW

£199,950

In a great location with Queens Promenade literally at the end of the road, This Semi Detached True Bungalow has been transformed by the current owners and now offers a simply **BEAUTIFUL** standard of living throughout every inch of the immaculately presented accommodation. Needs to be seen.

- Lounge
- Modern Dining kitchen
- Stunning modern Shower Room
- Two double Bedrooms
- UPVC double glazing; Gas central heating
- Gardens
- Garage & Drive

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Vestibule: Meter cupboard, UPVC double glazed door.

Hall: Built in cupboard, Wood effect laminate flooring, Radiator.

Lounge: 13'10" x 13'5" (4.22 m x 4.09 m) Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Bedroom 1: 12'0" x 11'10" (3.66 m x 3.61 m) Coved ceiling, TV point, UPVC double glazed window, Radiator.

Bedroom 2: 11'5" x 11'2" (3.48 m x 3.40 m) UPVC double glazed window, Radiator.

Shower Room: Stunning modern three piece suite comprising; Large walk in shower, Pedestal wash basin, Low flush WC, Built in cupboard, Part tiled walls, UPVC double glazed windows, Towel heater radiator.

Dining Kitchen: 12'6" x 10'6" (3.81 m x 3.20 m) Superb modern fitted 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, Integrated fridge freezer, Plumbed for washing machine and dishwasher, UPVC double glazed windows, UPVC door, Radiator.



Outside:

Front: Gravel, Flower borders.

Rear: Mainly paved with gravel borders.

Parking: Concrete sectional garage with 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: From our office on Red bank Road proceed towards the sea front turning right onto Queens Promenade after passing the Norbreck Castle Hotel take your third turning on the right into Shore Road and Maplewood Drive is first on the left.

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	67	
(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.

Maplewood Drive

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