



1 Gateside Drive, Blackpool,
FY3 7PL

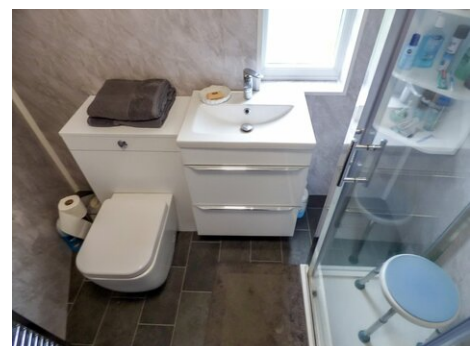
£64,950

This **GROUND FLOOR** purpose built apartment has recently had a **BRAND NEW** kitchen and shower room. Features include your own **PRIVATE** entrance and potential **OFF-STREET PARKING**. An excellent alternative for anyone requiring ground floor accommodation, or alternatively a great step on to the property ladder or viable buy-to-let.

- BRAND NEW kitchen
- NEWLY fitted MODERN shower room
- One DOUBLE bedroom
- LARGE lounge
- GROUND FLOOR
- PRIVATE entrance
- UPVC double glazing
- Potential OFF STREET PARKING
- No onward chain



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Private Entrance:

Ground Floor:

Lounge: 15'5" x 11'6" (4.70 m x 3.50 m) Fireplace with fire surround and fitted gas fire, Two UPVC double glazed windows, Double radiator.

Kitchen: 13'5" x 6'11" (4.10 m x 2.10 m) Modern, stylish fitted wall and base cupboards, Stainless steel sink, Mostly tiled walls, Plumbed for washing machine, Combi gas central heating boiler, UPVC double glazed window.

Shower Room: UPVC double glazed window to side. Newly fitted suite comprising; step in shower cubicle, pedestal wash hand basin, low flush W/C. Tiled walls, radiator.

Bedroom: 12'2" x 11'2" (3.70 m x 3.40 m) Louvred wardrobe, Double radiator, Two UPVC double glazed windows.



Outside:

Front Garden: The lawned garden to the left of the access path, belongs to the ground floor flat.

Rear Garden: Rear gardens are communal with the joint brick store affording two storage areas.

Parking: The kerb has already been dropped in preparation for potential off street parking to the front garden.(left hand side)

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is Leasehold, with 94 years left. Service charge as at September 2021: £403.26 per annum (including the ground rent of £10.00 per year and also buildings insurance). Prospective purchasers should seek clarification of this from their Solicitors.

Council tax: Band A - £1518.00 (2024/25)

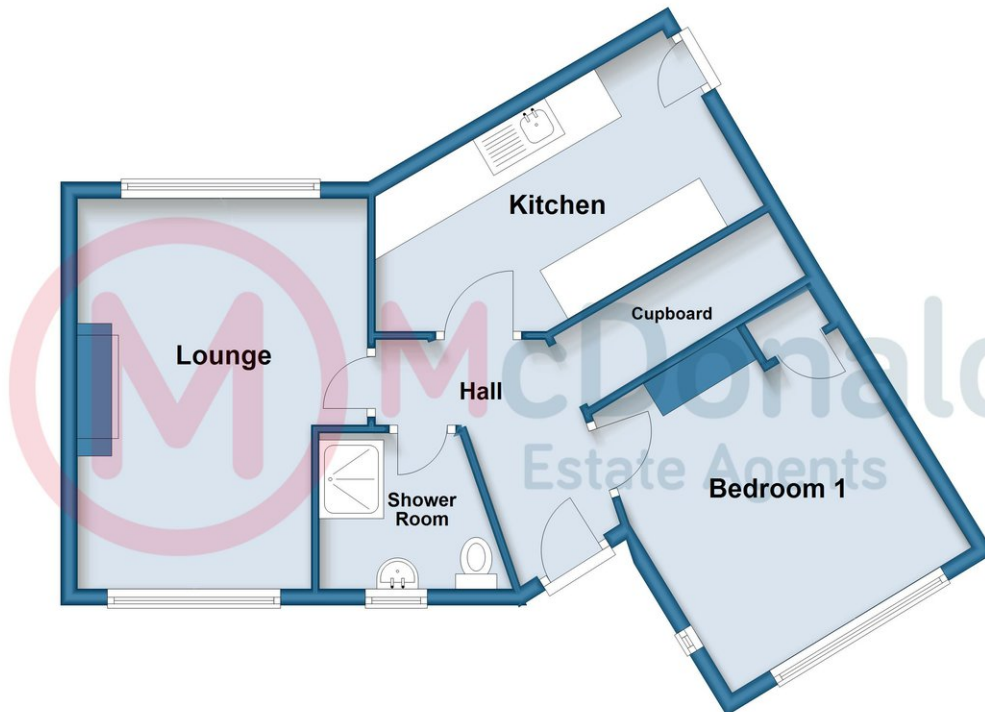
Directions: From the roundabout at St Walburgas Road turn into Poulton Road/Garstang Road West, turn first right into Chepstow Road and finally third left into Gateside Drive.

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		
(69-80)	C		
(55-68)	D	67	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



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1 gateside drive

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