



18 Geldof Drive, North Shore,
Blackpool, FY1 2AQ

£219,950

This Detached Home has been EXTENDED by the current owner and now offers FOUR Bedrooms - one of which is on the ground floor, and three Reception areas. Sat in a lovely spot, the property also boasts a Westerly facing rear with a delightful outlook over parkland.

- Three Reception areas
- Modern style Kitchen
- Four Bedrooms - one with en-suite to Ground Floor
- UPVC double glazing
- Gas central heating
- Gardens - Westerly facing rear
- Potential parking for numerous vehicles

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Vestibule: UPVC double glazed door.

WC: Low flush WC, Vanity wash basin, UPVC double glazed window, Radiator.

Hall: Radiator.

Lounge: 13'0" x 12'4" (3.96 m x 3.76 m) TV point, UPVC double glazed window, Radiator.

Dining Area: 11'0" x 7'6" (3.35 m x 2.29 m) Wood effect laminate flooring, Radiator. Open to:-

Second Area: 15'4" x 9'1" (4.67 m x 2.77 m) UPVC double glazed windows and doors.

Kitchen: 11'0" x 7'9" (3.35 m x 2.36 m) Modern style wall and base cupboard units with complementary roll edge worktops, Split level oven and hob.

Bedroom 1: 16'3" x 8'0" (4.95 m x 2.44 m) UPVC double glazed window, Radiator.

En-Suite: Comprising; Corner shower, Vanity wash basin, Plumbed for washing machine, UPVC double glazed door, Radiator.

First Floor:

Landing:

Bedroom 2: 15'4" x 8'0" (4.67 m x 2.44 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 3: 9'0" x 9'0" (2.74 m x 2.74 m) UPVC double glazed window, Radiator.

Bedroom 4: 9'7" x 7'3" (2.92 m x 2.21 m) UPVC double glazed window, Radiator

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

Outside:

Front: Open plan front Garden

Side: Side laid to paving and gravel.

Rear: Westerly facing, laid to artificial lawn with established trees and shrubs.

Parking: Off street parking to the front, and further potential to the side of the property

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 - D £2277.00 (2024/25)



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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		
(69-80)	C	70	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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