



89 Lakeway, Blackpool,  
FY3 8PE

**£116,950**

**\*\*\* DECEPTIVE HOME WITH HUGE GARAGE, WHICH AFFORDS DEVELOPMENT POTENTIAL. \*\*\***

At first glance a well presented, two **DOUBLE** bedroom mid garden terraced home. However, the property is **THREE STOREY** to the rear with a **HUGE** integral **GARAGE** well over 22ft x 16ft. Some neighbours have developed this valuable space as additional accommodation, as well split the **LARGE** main bedroom, providing **THREE** bedrooms plus this basement potential.

Situated conveniently within just 0.3 miles of both the award winning **STANLEY PARK** and **Victoria HOSPITAL**. Available with no onward chain.

- Two **DOUBLE** bedrooms
- Bathroom
- **LARGE** lounge
- **STYLISH** fitted **DINING** kitchen
- **HUGE** garage
- UPVC double glazing • Gas central heating
- **WEST** to rear
- Close to **STANLEY PARK** • Close to **HOSPITAL**



**McDonald**  
Estate Agents

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**Porch:** UPVC double glazed windows and front door, Meter cupboard.

**Hall:** Staircase, Double radiator.

**Lounge:** 14'5" x 13'3" (4.39 m x 4.04 m) Lovely feature fireplace with pine finish polished wood fire surround, Living flame coal effect gas fire and marble inset and hearth, Coved ceiling, UPVC double glazed window, Double radiator.

**Dining Kitchen:** 16'0" x 8'2" (4.88 m x 2.49 m) Modern contemporary range of white handleless fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven and hob with extractor hood, Wood effect laminate flooring, UPVC double glazed windows, Double radiator.

**Inner Hall:** Leading to basement.



## First Floor:

**Landing:** Loft access.

**Bedroom 1:** 16'2" x 11'3" (4.93 m x 3.43 m) Built in storage cupboard, Two UPVC double glazed windows, Double radiator.

**Bedroom 2:** 11'7" x 9'7" (3.53 m x 2.92 m) UPVC double glazed window, Radiator.

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

**Basement/Garage:** Access from staircase via kitchen, Up and over door plus pedestrian access via UPVC double door with side window, Ceramic sink, Plumbed for washing machine, Light and power. Some neighbouring houses have developed this area to provide additional accommodation (subject to any planning/reg requirements).



## Outside:

**Front:** Paved with inset beds.

**Rear:** Tarmac driveway as access to the garage(s), Flowerbed.

**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 - B £1771.00 (2024/25)



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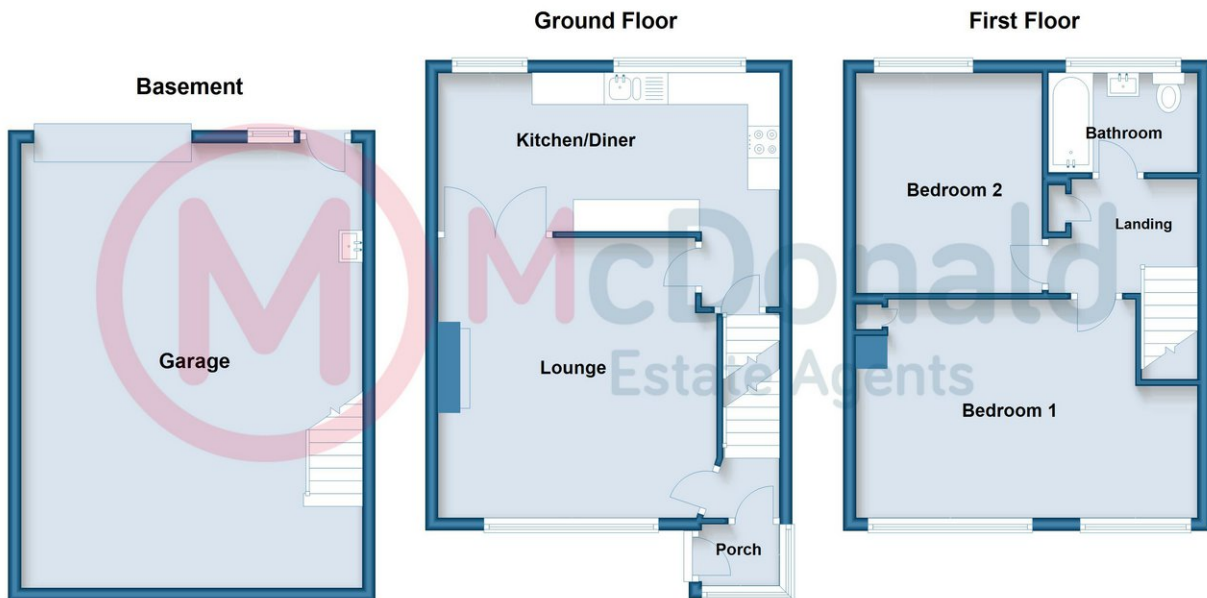


**Directions:** Travelling North along Whitegate Drive. at the lights at Newton Drive turn right. Continue through the next set of lights and turn last left before the roundabout into Lakeway.

**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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		



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**Lakeway**

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