



183 Palatine Road,
Blackpool, FY1 4DX

£139,950

***** SUBSTANTIAL, WELL PRESENTED HOME ACROSS THREE STOREYS *****

This mid-garden terraced house is well presented with a tasteful décor and **STYLISH** fitted **DINING** kitchen. It was already **SPACIOUS**, but then **EXTENDED** to the rear to provide an invaluable **DOUBLE GARAGE** and also to the second floor with two **LOFT ROOMS**, to supplement the existing **THREE** bedrooms. In addition there is both a modern bathroom **AND** shower room, **UPVC** double glazing and gas central heating.

The property is located conveniently within just 150 yards of Whitegate Drive with all its shops and amenities and 0.3 miles of the **AWARD WINNING STANLEY PARK**.
No onward chain.

- **THREE** bedrooms **PLUS** two **LOFT ROOMS**
- Through Lounge
- **STYLISH** fitted kitchen
- Bathroom **PLUS** Shower Room
- **UPVC** double glazed

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- **Gas central heating**
- **DOUBLE garage**
- **No chain.**



Ground Floor:

Vestibule: UPVC double glazed front door, Meter cupboard.

Hall: Radiator, Staircase, Coved ceiling, Meter cupboard.

Lounge Area: 16'4" x 12'2" (4.98 m x 3.71 m) UPVC double glazed bay window, Radiator, Coved ceiling, Directly open to:-

Dining Area: 13'2" x 12'11" (4.01 m x 3.94 m) Radiator, UPVC double glazed window.

Dining Area: 11'4" x 10'7" (3.45 m x 3.23 m) Stylish range of fitted wall and base cupboard units, Complementary roll edge work tops, Stainless steel, sink, Integrated appliances to include Oven, Hob, Extractor hood and Dishwasher. UPVC double glazed window, Radiator, Understairs store, Personal door to garage.



First Floor:

Landing: Split level landing

Bedroom 1: 13'10" x 10'5" (4.22 m x 3.17 m) UPVC double glazed window, Radiator.

Bedroom 2: 12'11" x 10'6" (3.94 m x 3.20 m) UPVC double glazed window, Radiator.

Bedroom 3: 10'8" x 5'9" (3.25 m x 1.75 m) UPVC double glazed window, Radiator.

Bathroom: Comprising Panelled bath with shower attachment, Low flush Wc, Pedestal wash hand basin, Part tiled walls, UPVC double glazed window, Heated towel rail, Radiator.

Shower Room: Comprising shower cubicle, Pedestal wash hand basin, Low flush Wc, UPVC double glazed window, Heated towel rail/radiator, Part tiled walls.



Second Floor:

Loft Room 1: 9'1" x 8'8" (2.77 m x 2.64 m) UPVC double glazed window, Radiator.

Loft Room 2: 14'10" x 7'10" (4.52 m x 2.39 m) Radiator, UPVC double glazed window.



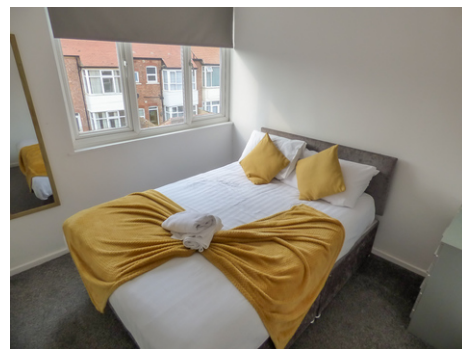
Outside: Forecourt garden and small rear yard.

Double Garage: Up and over door, Light & power, Plumbed for automatic washer.

Heating: Gas central heating (NOT TESTED)

Council Tax: Band A / £1518 per annum 2024/5

Tenure: We have been informed the property is freehold. Interested parties should see clarification from their solicitor.

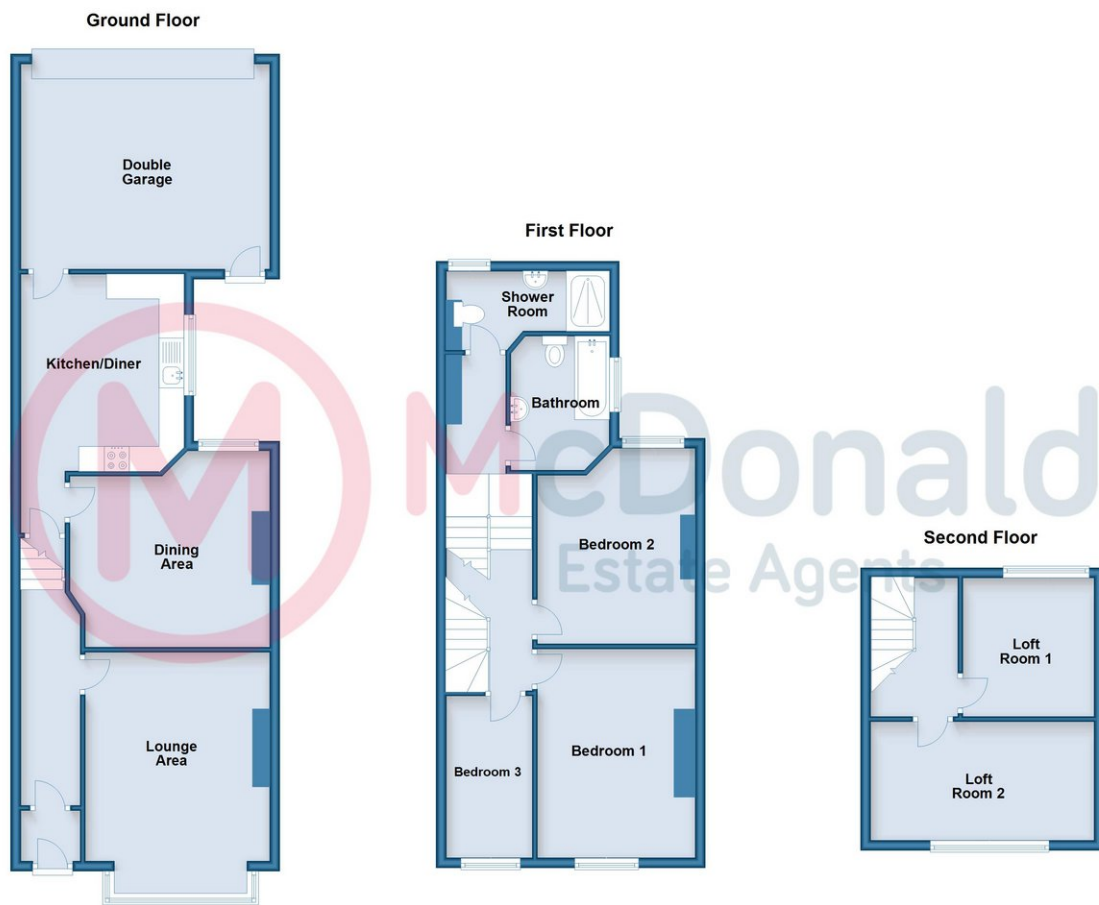


Directions: From the central Blackpool and Devonshire Square head south along Whitegate Drive. After the light with Hornby Road take the second right into Palatine Road.

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	72	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Palatine Road

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