



29 Wood Green Drive, Anchorsholme,
Thornton-Cleveleys, FY5 3DH

£198,950

A really lovely Semi Detached Dormer Bungalow, which has been extended to the rear elevation and now offers three Bedrooms, plus two Reception rooms AND a Dining Kitchen. An immaculate standard of living throughout sold with NO ONWARD CHAIN.

- Three Bedrooms
- Two separate Reception rooms
- Dining Kitchen
- Modern style four piece Bathroom
- Gas central heating; UPVC double glazing
- Lovely rear garden with Westerly facing aspect
- Garage and off street parking
- Pleasing front outlook



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Porch: Tiled floor, UPVC double glazed windows and door.

Hall: Built in cupboard, Meter cupboard, UPVC double glazed window, Radiator.

Lounge: 15'0" x 10'10" (4.57 m x 3.30 m) Inset living flame gas fire, TV point, Recessed lighting, UPVC double glazed bow bay window, Radiator.

Second Lounge: 11'10" x 10'10" (3.61 m x 3.30 m) TV point, Wood effect laminate flooring, Recessed lighting, Radiator.

Dining Kitchen: 15'9" x 11'0" (4.80 m x 3.35 m) Range of wall and base units with matching breakfast bar and complementary worktops, Single drainer stainless steel sink with mixer tap, split level oven and hob with extractor, Plumbed for washing machine, Recessed lighting, Part wood effect laminate flooring, Part tiled flooring, UPVC double glazed window and door to rear garden, Radiator.

Bedroom 3: 10'4" x 6'10" (3.15 m x 2.08 m) Wood effect laminate flooring, UPVC double glazed French doors to rear garden.

Bathroom: Modern style four piece comprising; Panelled bath, Step in shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls and floor, Recessed lighting, Extractor, Heated towel rail radiator.

First Floor:

Landing:

Bedroom 1: 15'3" x 11'0" (4.65 m x 3.35 m) Built in wardrobes, Into eaves storage, TV point, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 11'0" x 11'9" (3.35 m x 3.58 m) Built in wardrobes and eaves storage, Loft access, UPVC double glazed window, Radiator.

Outside:

Front: Laid to lawn.

Rear: A Beautiful Westerly facing rear garden, mainly laid to lawn with a concrete patio area, established trees and shrubs.

Parking: Garage and private drive

Heating: Gas central heating. Boiler was last inspected 17th May 2024. Document available to view in the office.

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £1980.20 (2024/25)



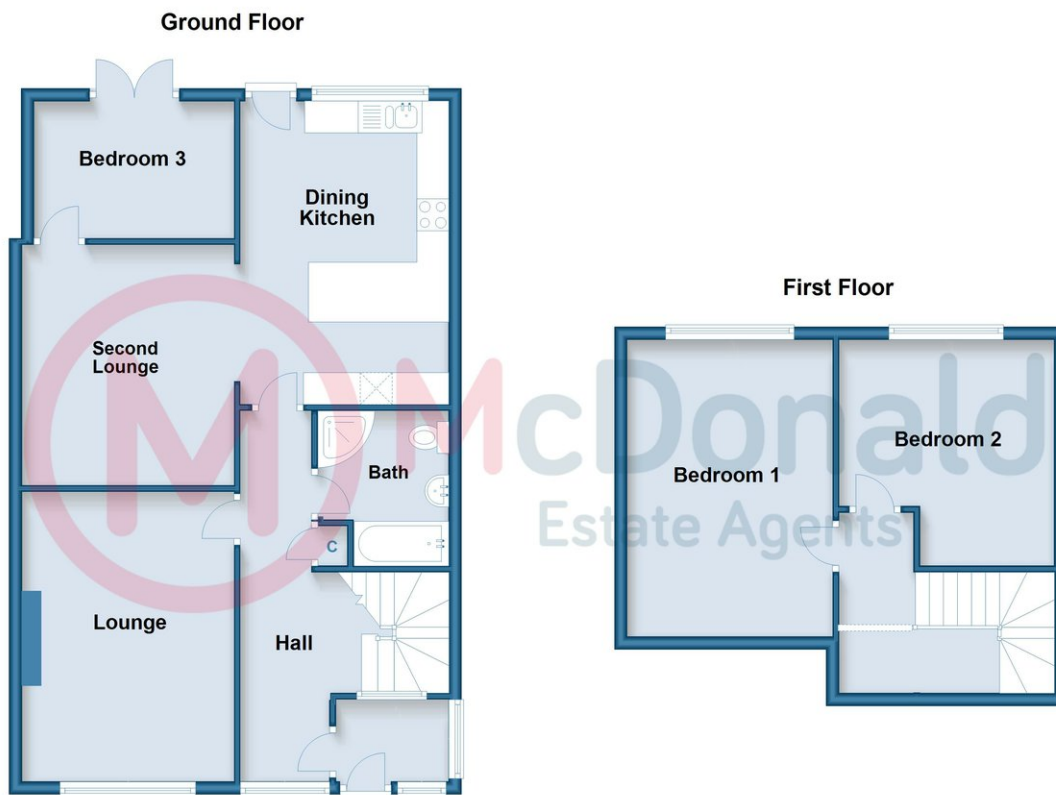
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Directions: From our office on Red Bank Road proceed inland, at the roundabout turn left into Devonshire Road. At the traffic lights turn right into Warren Drive, fifth left into Sevenoakes Drive and finally fourth right into Wood Green Drive.

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



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Wood Green Drive

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