



197 Ashfield Road, Whiteholme,
Thornton-Cleveleys, FY5 3JA

£214,950

A Detached Dormer Bungalow situated in the ever desirable Whiteholme. The property is really nicely presented throughout, and has three Bedrooms (one to the ground floor). Externally is a WESTERLY facing rear Garden and also a LARGE GARAGE which is over 30' in length.

- 'L' Shape Lounge/Dining area
- Kitchen
- Three Bedrooms
- Modern style Shower room
- Gas central heating
- UPVC double glazing
- Gardens - Westerly facing rear
- Garage - over 30' in length

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Hall: UPVC double glazed door, Coved ceiling.

Through Lounge/Dining Area: 20'2" x 17'8" (6.15 m x 5.38 m) (L-shaped). Wall mounted electric fire, Coved ceiling, TV point, Two UPVC double glazed windows, Radiator.

Bedroom/ Dining Room: 14'0" x 11'0" (4.27 m x 3.35 m) Coved ceiling, UPVC double glazed patio doors, Radiator.

Kitchen: 10'11" x 8'11" (3.33 m x 2.72 m) Wall and base cupboard units with complementary work surfaces, One and a half bowl sink, Integrated oven and hob with extractor over, Plumbed for washing machine, Personal door to garage, UPVC double glazed window.

Shower Room: Three piece suite comprising; Vanity sink unit with integrated WC, Double step in shower, Tiled walls, UPVC double glazed window, Heated towel rail, Radiator.

First Floor:

Landing:

Bedroom 2: 14'4" x 11'0" (4.37 m x 3.35 m) Range of fitted wardrobes with centre dressing table, UPVC double glazed window, Radiator.

Bedroom 3: 13'11" x 11'5" (4.24 m x 3.48 m) Range of fitted wardrobes with centre dressing table, UPVC double glazed window, Radiator.

WC: Low flush WC, Pedestal wash basin, built in cupboard, UPVC double glazed window.

Outside:

Front: Mainly laid to decorative stone.

Rear: Westerly facing, laid to a combination of paving and decorative stone, with mature shrubs and tree borders.

Parking: A large attached Garage - over 30' in length - electric up and over door, power and light connected, UPVC double glazed window and door. Accessed via a private drive.

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)

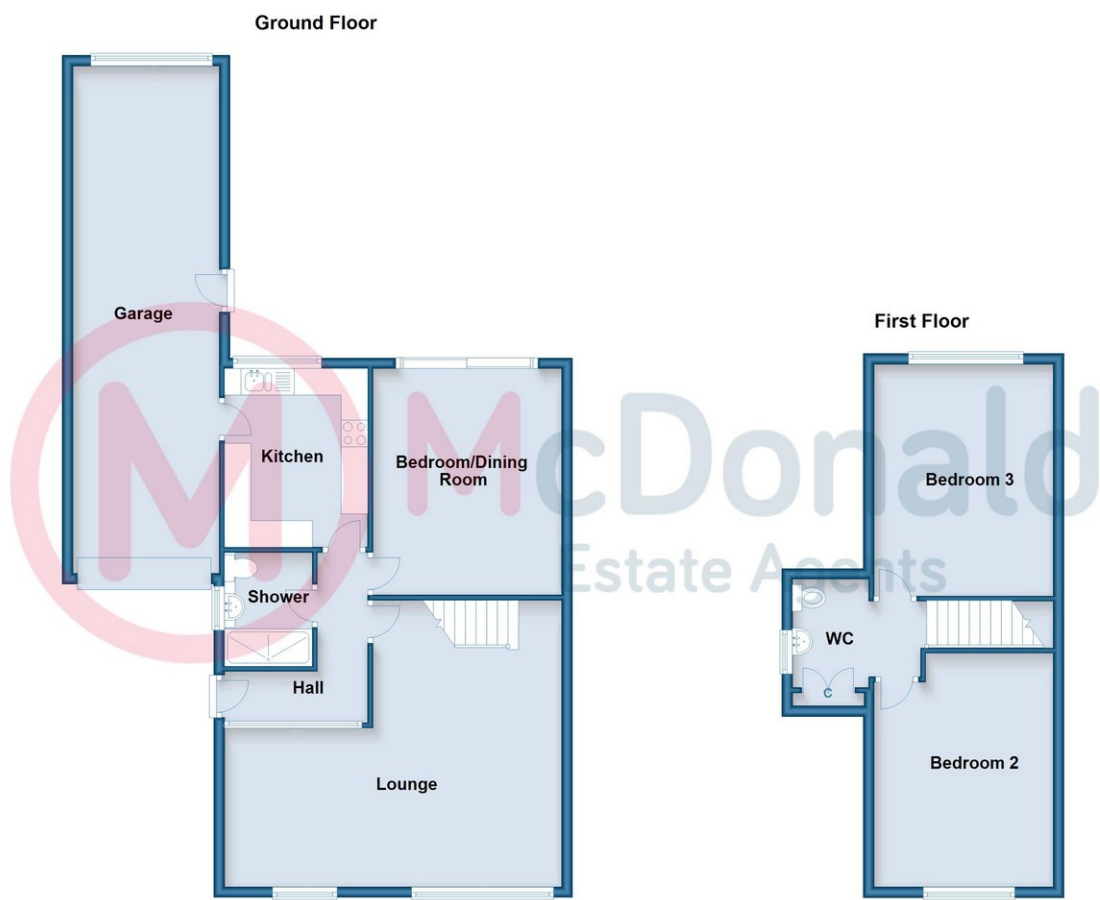


Directions: Take Red Bank Road inland to the roundabout, carry straight on through the village and over the mini roundabout and turn left onto Ashfield Road. The property can be found further down on the left hand side.

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
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Ashfield Road

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