



33 The Strand, Fleetwood,
FY7 8NR

£255,000

A thoroughly deceptive double fronted Detached Bungalow, sat on a FANTASTIC PLOT much larger than many of its contemporaries. The property has been thoroughly loved and cared for by the current owners and boasts two Reception areas, Dining Kitchen, two DOUBLE Bedrooms PLUS two Loft/Hobby Rooms and outside space that would be perfect for further expansion should you wish (subject to necessary approvals)

- Large Lounge (over 17')
- Dining Kitchen
- Conservatory
- Two Double Bedrooms
- Bathroom
- Two Loft/Hobby rooms
- Lovely Gardens
- Superb levels of Parking



McDonald
Estate Agents

Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
sales@mcdonaldproperty.co.uk
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Hall: Access to the two Loft/Hobby rooms (ladder), UPVC double glazed door, Radiator.

Lounge: 17'2" x 13'4" (5.23 m x 4.06 m) Feature fireplace, Coved ceiling, TV point, UPVC double glazed windows, Radiator.

Dining Kitchen: 13'6" x 10'4" (4.11 m x 3.15 m) Oak wall and base cupboard units with complementary roll edge worktops, Built in split level oven and hob with extractor over, Single drainer stainless steel sink with mixer tap, Integrated fridge and dishwasher, Karndean flooring, UPVC double glazed window, Radiator. Open to:-

Conservatory: 11'2" x 10'0" (3.40 m x 3.05 m) Karndean floor, TV point, UPVC double glazed windows and door, Gas wall heater.

Shower Room: Comprising; Step in shower, Vanity wash basin, Low flush WC, Tiled walls, Recessed lighting, UPVC double glazed window.

Bedroom 1: 13'0" x 11'0" (3.96 m x 3.35 m) Fitted wardrobes with matching furniture, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 11'0" x 10'9" (3.35 m x 3.28 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Loft/Hobby Rooms:

Room 1: 18'5" x 14'7" (5.61 m x 4.44 m) Eaves storage, Gas central heating boiler, UPVC double glazed window, Radiator.

Room 2: 14'7" x 11'2" (4.44 m x 3.40 m) Double glazed Velux style window, Radiator.

Outside:

Front: Laid to block paving and pebbles with inset beds.

Rear: A beautiful South Westerly facing rear garden reaching out to over 70', Laid to lawn and patio with beds and borders stocked with an array of trees, plants and shrubs, Timber shed.

Parking: Garage with light, power and plumbed for washing machine, Accessed via a private drive, approximately 60' in length plus additional parking to the front.

Heating: Gas central heating (NOT TESTED).

Council Tax: Band - £2015.77 (2024/25)

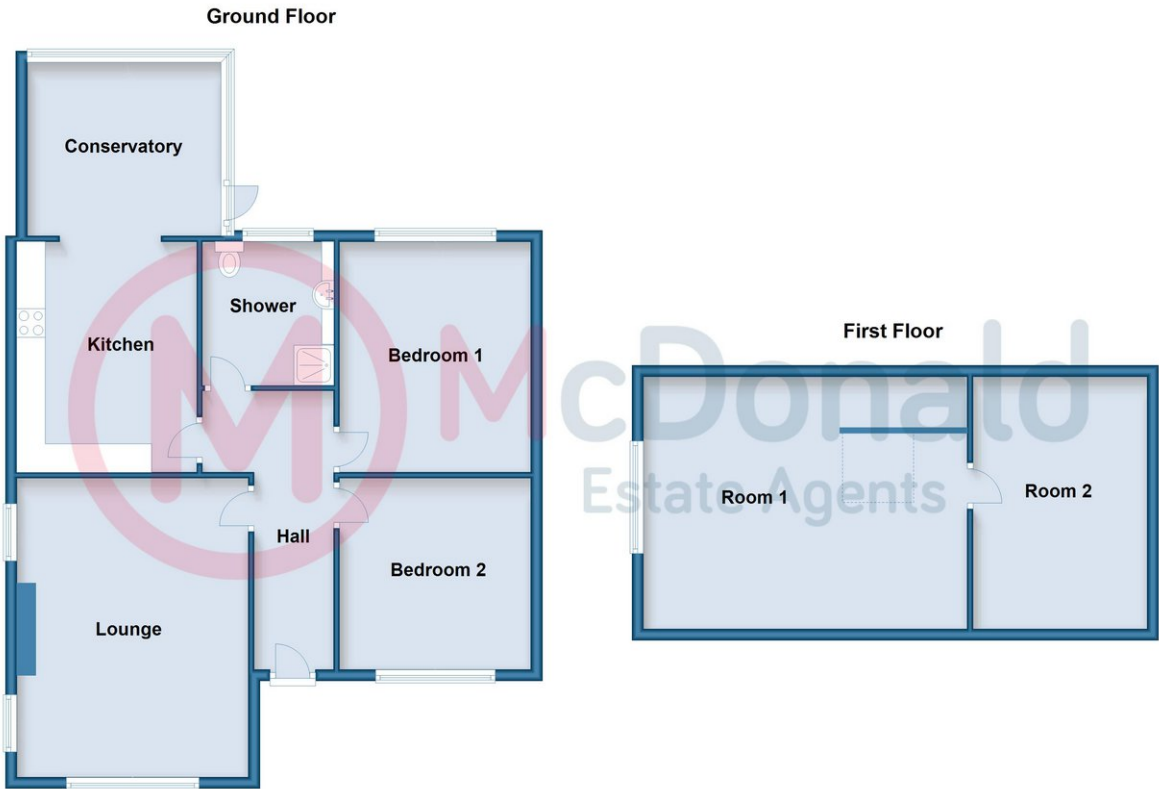


Directions: From Cleveleys town centre proceed north along Rossall Road. Pass Rossall School, and at the traffic lights turn left into The Strand.

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		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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