



Flat 4, 235 Whitegate Drive, Blackpool,  
FY3 9HN

**£59,950**

**\*\*\* TWO BEDROOM with GARAGE and PRICED TO SELL \*\*\***

This first floor purpose built apartment would benefit from **FURTHER MODERNISATION**, but is very attractively priced to sell quickly. Especially given its current features. In brief, **TWO bedrooms**, a lounge with private **BALCONY**, fitted kitchen almost 14ft x 7ft and an invaluable **GARAGE** to the rear. In addition, the property is located within just 200 yards of **LOCAL SHOPS** and 0.2 miles of the multi **AWARD-WINNING STANLEY PARK**  
**No chain.**

- Needs further updating
- TWO bedrooms
- Lounge
- Private **BALCONY**
- Fitted kitchen
- Bathroom
- UPVC double glazing
- Garage
- Close to **STANLEY PARK**; Close to **LOCAL SHOPS**



**McDonald**  
Estate Agents

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## Ground Floor:

**Communal Entrance / Hallway:** Staircase to all floors, Security intercom.

## First Floor:

### Private Entrance:

**Hallway:** Built in storage cupboard

**Lounge:** 13'11" x 12'0" (4.24 m x 3.66 m) Radiator, UPVC double glazed window and patio doors to:-

### Balcony:

**Breakfast Kitchen:** 13'11" x 6'11" (4.24 m x 2.11 m) Wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Tiled splashback, Cupboard housing combi gas central heating boiler, Two UPVC double glazed windows.

**Bedroom 1:** 12'1" x 9'10" (3.68 m x 3.00 m) UPVC double glazed window, Radiator.

**Bedroom 2:** 12'2" x 6'8" (3.71 m x 2.03 m) Two built in cupboards, UPVC double glazed window, Radiator.

**Outside:** Communal gardens.

**Garage:** With an up and over door.

**Heating:** Gas central heating (NOT TESTED).

**Tenure:** We have been informed that the property is leasehold, 999 years from 1964. Service charge £1473.16 from 1st July 2025 (yet to be finalised). Pets are not allowed. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - A £1594.81 (2025/26)



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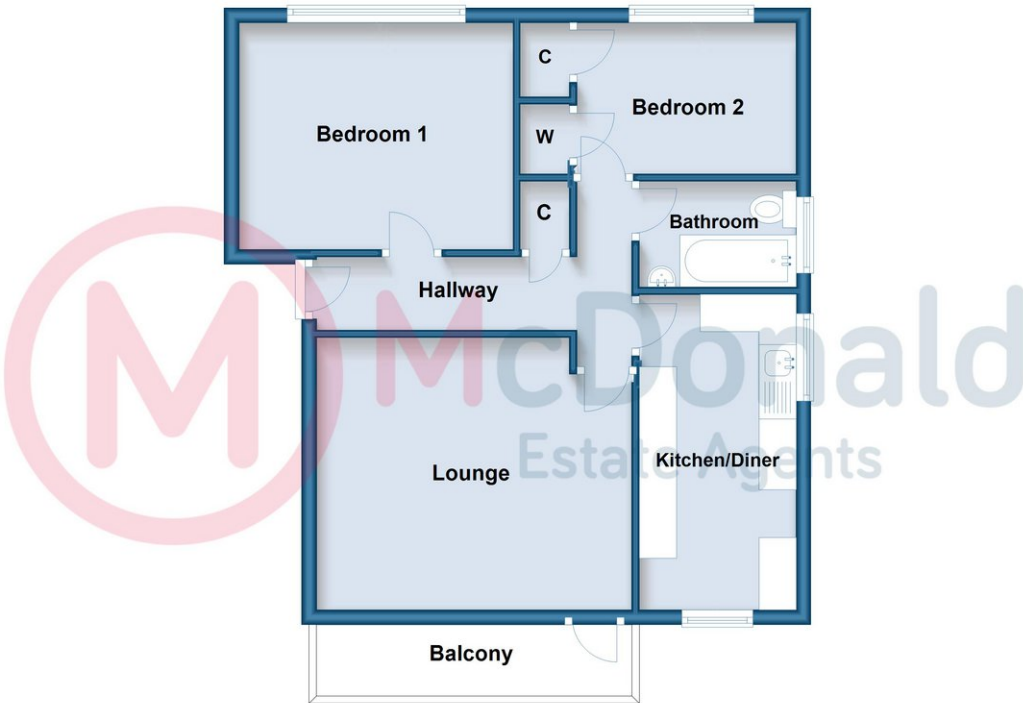
**Directions:** Take Whitegate Drive heading south, after going through the traffic lights with Condor Grove, the property can be found a short way down on the right hand side.

**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	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



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Plan produced using PlanUp.

Whitegare Drive

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