



26 Burgundy Crescent, Whiteholme,
FY5 3UG

£259,950

Occupying an impressive plot, situated at the head of a cul de sac and not immediately overlooked to the front or rear, this modern style Detached family home affords larger accommodation than many of its contemporaries. To the ground floor is a Lounge measuring over 16' in length, Dining Room, Kitchen plus a superb Conservatory and WC, whilst to the first floor even the smallest of the three Bedrooms is a more generous 10'6 in length. Immaculately presented throughout, the property is a credit to the current owners, internal viewing is a must to appreciate

- Lounge
- Dining Room
- Conservatory
- Kitchen
- Ground floor WC
- Three Bedrooms (en-suite to master)
- UPVC Double Glazing
- Gas Central Heating
- Garage
- Impressive plot

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Hall: Wood flooring, Coved ceiling, Understairs storage, UPVC double glazed door, Radiator.

WC: Low flush WC, Pedestal wash basin, Tiled walls, Wood flooring, UPVC double glazed window, Radiator.

Lounge: 16'1" x 10'10" (4.90 m x 3.30 m) Modern style feature fireplace with composite marble hearth and inset living flame gas fire, Coved ceiling, TV point, Wood flooring, Radiator. Archway to:-

Dining Room: 10'4" x 8'4" (3.15 m x 2.54 m) Coved ceiling, Wood flooring, Radiator, UPVC double glazed patio doors to:-

Conservatory: 18'0" x 11'0" (5.49 m x 3.35 m) Wood flooring, UPVC double glazed windows and door, Electric wall heater.

Kitchen: 10'4" x 9'1" (3.15 m x 2.77 m) Attractive fitted wall and base cupboard units, Built in oven and hob with extractor, Single drainer circular sink with mixer tap, Plumbed for washing machine and dishwasher, Tiled walls, UPVC double glazed window, UPVC Double glazed door, Radiator.

First Floor:

Landing: Loft access, UPVC double glazed window.

Bedroom 1: 12'10" x 11'4" (3.91 m x 3.45 m) Fitted wardrobes with centre vanity, TV point, UPVC double glazed window, Radiator.

En-Suite: Built in shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls and floor, Shaver point, UPVC double glazed window, Radiator.

Bedroom 2: 11'1" x 10'2" (3.38 m x 3.10 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 3: 10'6" x 6'11" (3.20 m x 2.11 m) UPVC double glazed window, Radiator.

Family Bathroom: Three piece suite comprising; Panelled bath with mixer tap shower, Pedestal wash basin, Low flush WC, Tiled walls and floor, Extractor fan, Airing cupboard, UPVC double glazed window, Radiator.

Outside:

Front: Lawned with established trees and shrubs.

Rear: Lawn and paved patio with established shrubs.

Parking: Single brick built garage with an up and over door, Light and power. Potential for further parking.

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 £2392.21 (2025/26)

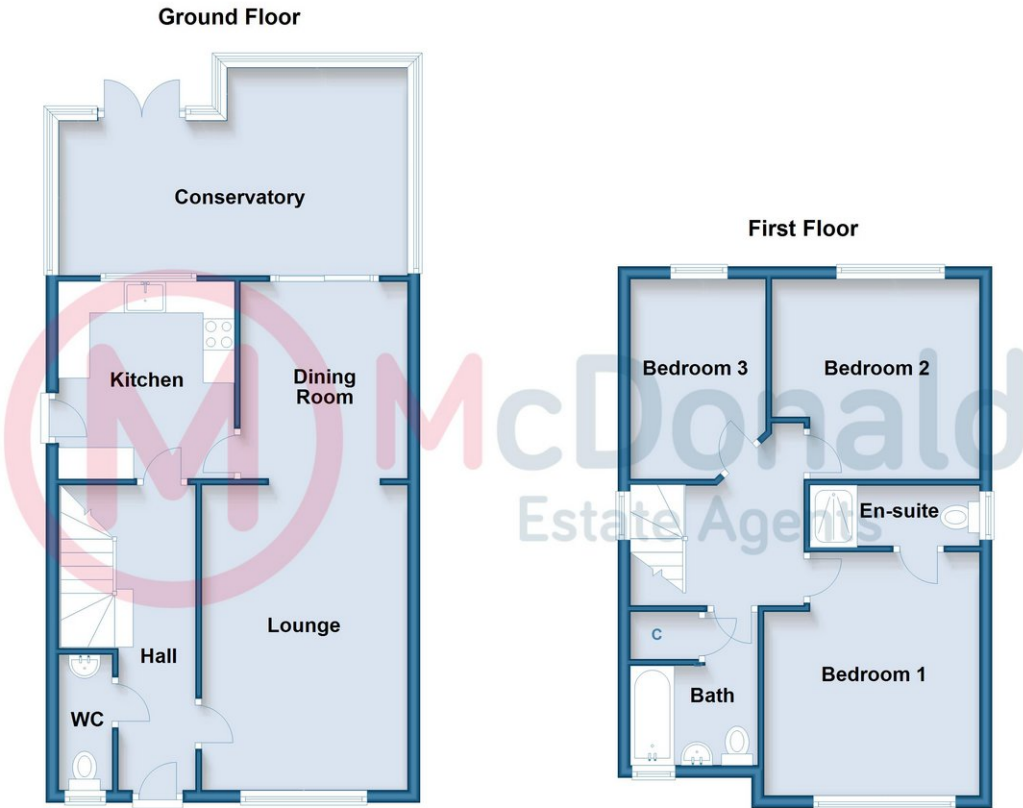


Directions: From our office on Red Bank Road proceed inland, travel straight across the roundabout and through the village, at the T junction turn left into Ashfield Road. At the second mini roundabout, turn right into Whiteholme Road, take the first right into Champagne Avenue and finally first right again into Burgundy Crescent.

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	<div>70</div>	<div>85</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Burgundy Crescent

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