



43 Whiteholme Drive, Carleton,
Poulton-le-Fylde, FY6 7PP

£225,000

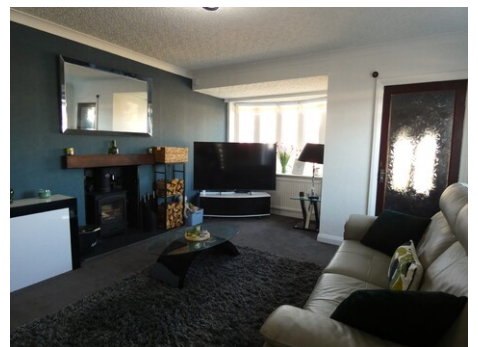
Proudly occupying a plot considerably wider than many in the locality, 43 has been transformed in recent years by the current owners. Internally this deceptive True Bungalow provides a Lounge over 17' in length, Dining kitchen over 24' and a Garden Room in addition to the stunning modern Shower Room and two DOUBLE Bedrooms. Beautifully presented, with a contemporary decor theme throughout - needs to be seen.

- Lounge - over 17'
- Dining Kitchen - over 24'
- Garden Room
- Two double Bedrooms
- Modern Shower room
- Gardens to three sides
- Southerly facing rear
- Impressive Parking possibilities



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Vestibule: Meter cupboard, UPVC double glazed door.

Lounge: 17'5" x 12'7" (5.31 m x 3.84 m) Feature fireplace with solid fuel burner, Coved ceiling, TV point, UPVC double glazed bow bay window, UPVC double glazed windows to side aspect, Radiator.

Dining Kitchen: 24'9" x 9'2" (7.54 m x 2.79 m) Attractive fitted wall and base units with complementary worktops, Gas cooker point with extractor fan over, Plumbed for washing machine, Sink and drainer with mixer tap, Plumbed for American style fridge freezer, UPVC double glazed window, UPVC double glazed doors to the side, Radiator.

Garden Room: 11'0" x 9'0" (3.35 m x 2.74 m) Wall mounted fire, UPVC double glazed door and windows.

Bedroom 1: 14'3" x 12'6" (4.34 m x 3.81 m) Built in storage cupboard, UPVC double glazed window, Radiator.

Bedroom 2: 11'10" x 9'6" (3.61 m x 2.90 m) UPVC double glazed window, Radiator.

Shower Room: Stunning modern three piece comprising; Step in shower cubicle, Integrated vanity basin and low flush WC, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Laid to lawn with shrubs to borders.

Rear: Southerly facing, Mainly paved with flower borders.

Side: Mainly paved, Electric car charging point.

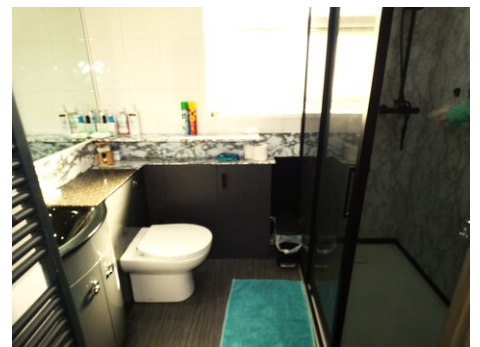
'Secret' Garden: Paved, Greenhouse, Large timber shed/hobby room.

Parking: Garage with light and power (currently used as workshop/storage) and a large private driveway.

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 - C £2,076.44 (2025/26)



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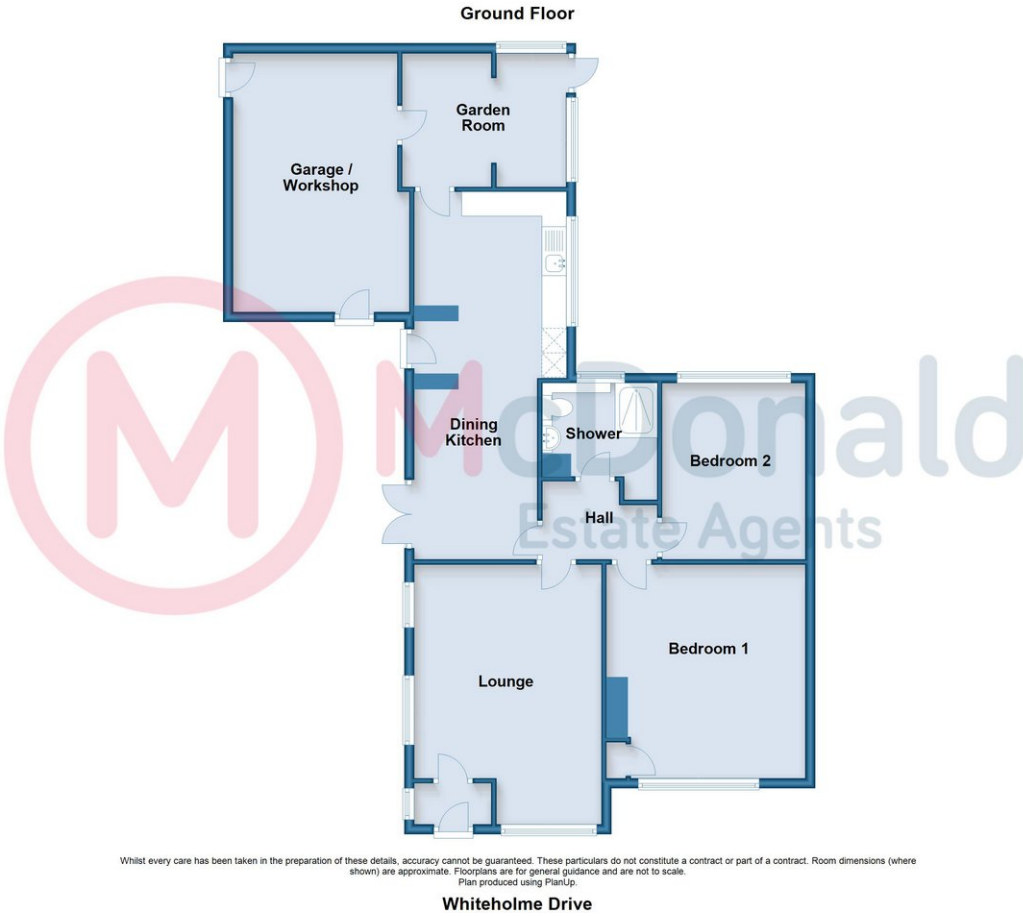


Directions: From Poulton centre turn left into Ball Street, continue through the traffic lights onto Tithebarn Street which continues into Poulton Road. At the next set of traffic lights continue over into Bispham Road. Take your third right into Hawthorne Grove. At the bottom turn right onto Briarfield Road and then first left into Whiteholme 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	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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