



19 Bramley Close,
Blackpool, FY4 5FP

£220,000

A rare opportunity to purchase a truly breath-taking home, with additional outdoor building ideal for those working from home.

An absolute credit to the current owners, this beautifully presented three-bedroom home has been lovingly upgraded throughout, creating a stylish and modern space ready for its next chapter. Tucked away in a quiet cul-de-sac in the desirable FY4 area, the property offers both comfort and convenience, with excellent access to local schools, Squires Gate Retail Park, Lytham-St Annes, and motorway links.

Upon entering, you're welcomed into a bright and open-plan ground floor that flows effortlessly from the lounge into the kitchen and dining space.

The lounge is a real showstopper, featuring a stunning media wall, complete with recessed shelving and an integrated electric fire – perfect for relaxing or entertaining.

The heart of the home is the stunning kitchen/diner, complete with underfloor heating, integrated appliances, neutral tones, and a sleek breakfast bar with an integrated hob. With a window and patio doors overlooking the beautifully landscaped garden, this space is ideal for everyday living and hosting guests, with room for a full dining table.

Upstairs, you'll find three beautifully appointed bedrooms. The master boasts bespoke fitted furniture including wardrobes, bedside units, and a dressing table. The second double bedroom also features fitted wardrobes, while the third bedroom is generously sized and versatile. The family bathroom is sleek, modern, and minimalistic, with a stylish three-piece suite.

**Successfully selling property since
1948.**



McDonald
Estate Agents

Fylde Coast Property Hub

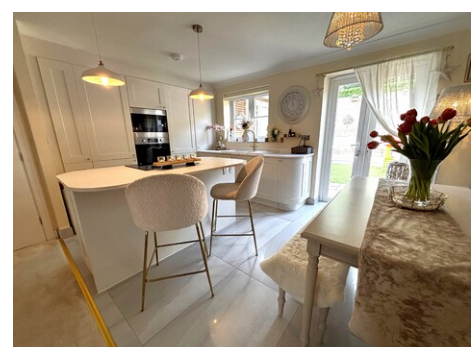
81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498



sales@mcdonaldproperty.co.uk

www.mcdonaldproperty.co.uk



To the rear, the garden has been immaculately landscaped to provide a private and serene retreat. Step out onto the patio area, then follow the artificial lawn to a raised rear patio framed with decorative borders and solar-lit slatted fencing – a perfect setting for outdoor dining or relaxing evenings.

Adding even more versatility to this home is the garden room – currently used as a beauty room – with its own fitted utility area, side access, and patio doors opening directly onto the garden. This space could easily serve as a home office, gym, studio, or additional living area.

The property also benefits from two dedicated parking spaces at the front.

- Beautifully appointed throughout
- Garden room - ideal for an office/gym/studio
- Open plan living
- Media wall
- Stunning fitted kitchen
- Under floor heating
- Three well proportioned bedrooms
- Modern bathroom
- Two parking spaces
- Conveniently located

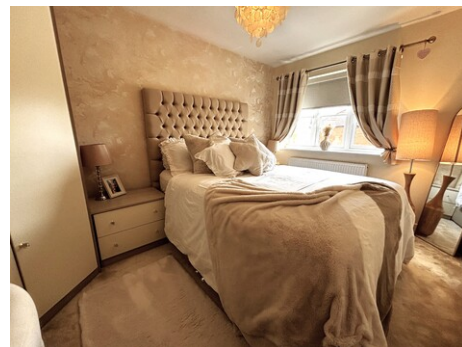
Entrance: Double glazed front door.

Hall: Coat hooks, Radiator.

WC: Low flush WC, Corner wash basin, Coved ceiling, UPVC double glazed window, Radiator.

Lounge: 16'0" x 14'7" (4.88 m x 4.44 m) Stunning media wall with recessed spaced for TV, Recessed shelving with spotlight detail and electric fire, Stairs to first floor, Understairs storage, UPVC double glazed window, Radiator. Open to:-

Dining Kitchen: 15'0" x 9'5" (4.57 m x 2.87 m) Beautiful, modern fitted kitchen including wall and base cupboard units with complementary worktops and breakfast bar, Composite sink and drainer with mixer tap, Integrated appliances to include; fridge freezer, eye level double oven and electric hob, Coved ceiling, Tiled floor with underfloor heating, UPVC double glazed patio doors and window.



First Floor:

Landing: Storage cupboard.

Bedroom 1: 12'6" x 8'7" (3.81 m x 2.62 m) Range of built in furniture including wardrobes, dining table and bedside units.

Bedroom 2: 10'9" x 6'9" (3.28 m x 2.06 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 3: 11'6" x 8'7" (3.51 m x 2.62 m) UPVC double glazed window, Radiator.

Bathroom: Modern three piece bathroom suite comprising; Panelled bath with overhead shower, Vanity wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Block paved driveway for two vehicles, Paved path to front door and rear access.

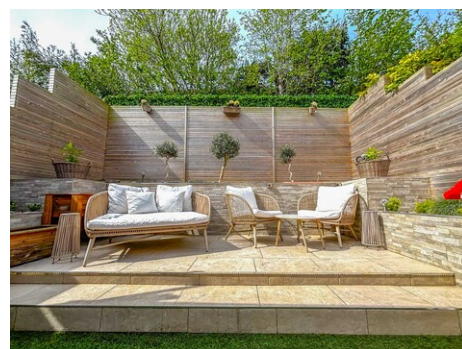
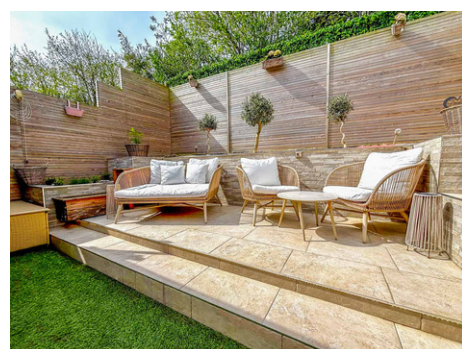
Rear: Stunning landscaped, westerly facing rear garden, Paved patio area, Artificial lawn area leading to raised tiled seating area, Flowerbeds to side and rear, Mood lighting, Contemporary slatted wood fences.

Garden Room: 14'11" x 6'2" (4.55 m x 1.88 m) Double glazed patio doors to rear garden, UPVC double glazed door to side (with direct access to the front of the property), UPVC double glazed window, 'Lantern' ceiling window, Fitted range of wall and base units with complementary worktops, Bowl style sink, Plumbed for washing machine and tumble dryer, Space for fridge and freezer. Currently used as a beauty room.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 999 years from 06/04/1995. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2126.41 (2025/26)



Directions: Travel south along the full length of Whitegate Drive. At the lights follow the road around to the right into Waterloo road. At the next main traffic junction turn left into Hawes Side Lane. Follow this roads full length and then straight ahead into Common Edge Road. At the junction with Squires Gate Lane proceed straight ahead and Bramley Close is a short distance along on your right.

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.



Are YOU thinking of selling?
Call McDonald Estate Agents NOW, for
your FREE market appraisal.

Award winning property sales since 1948.

