



8 Snowdon Close, Blackpool,
FY1 5AZ

£74,950

***** Ideal First Home or Perfect for Downsizing – Charming Property in a Well-Established Development *****

This beautifully presented one-bedroom home is an excellent opportunity for first-time buyers or those looking to downsize. Featuring a spacious double bedroom, a modern bathroom, and a modern FITTED kitchen that flows seamlessly into the open-plan lounge area, the home offers comfort and style in equal measure.

Nestled within a mature and attractive development, the property benefits from well-maintained communal gardens with an array of established trees, shrubs, and plants that create a peaceful, green setting.

Additional features include UPVC double glazing, an allocated parking space, and convenient visitor parking.

No onward chain.

- No Chain
- DOUBLE bedrooms
- OPEN PLAN design
- FITTED kitchen
- MODERN bathroom



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- UPVC double glazing
- Allocated PARKING
- Well presented throughout

Porch: UPVC double glazed front door, Wood effect laminate flooring.

Lounge: 13'3" x 11'7" (4.04 m x 3.53 m) Understairs storage cupboard, Coved ceiling, Wood effect laminate flooring, Staircase, UPVC double glazed window, UPVC double glazed window, Electric storage heater. Directly open to:-

Kitchen: 7'8" x 6'10" (2.34 m x 2.08 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Plumbed for washing machine, Coved ceiling, Wood effect laminate flooring, UPVC double glazed window.

First Floor:

Landing:

Bedroom: 13'3" x 8'2" (4.04 m x 2.49 m) Two UPVC double glazed windows over two elevations.

Bathroom: Comprising; Panelled bath with overhead shower unit and screen, Pedestal wash basin, Low flush WC, Part tiled walls, Built in storage cupboard.

Outside:

Communal Gardens: Established gardens with various lawned area and flowerbeds.

Parking: Allocated parking space.

Heating: Electric storage heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; Remainder of 999 years, Service charge: £726.90 per annum, Ground rent: £15 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

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

Additional Information: We are informed that external decorative works are already in hand progress the site. Having started in March 25 and due to last 3-4 months.



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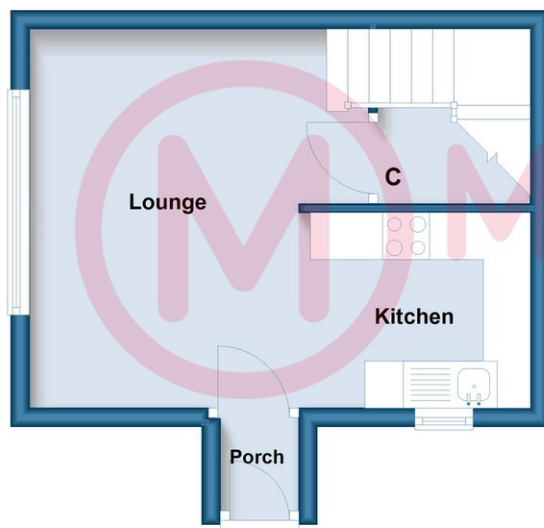


Directions: When travelling south along Whitegate Drive. Take the right at the lights with Condor Grove. Snowden Close is the first turn on your right. No:8 is in the second block on your left

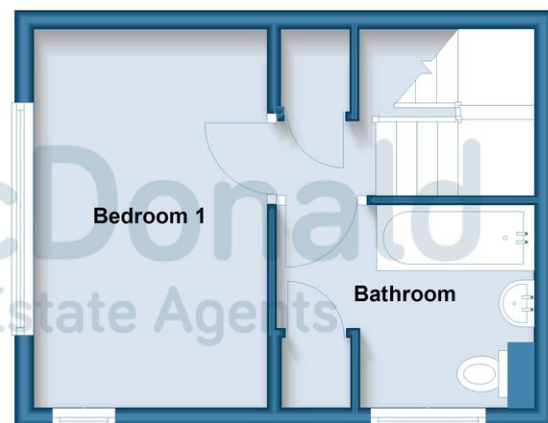
General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** 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.

Ground Floor



First Floor



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Plan produced using PlanUp.

Snowden Close

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