



40 Heron Way, Herons Reach,  
Blackpool, FY3 8FB

**£269,500**

**Spacious Detached Family Home in Highly Sought-After Location**

Situated in the ever-popular Herons Reach development, this is a well-presented detached residence offering generous living space and excellent potential for further modernisation.

The property boasts four double bedrooms, a family bathroom, an en-suite to the master bedroom, and a convenient ground floor WC. Living space includes a spacious lounge, dining room, and a well-sized dining kitchen—perfect for family life and entertaining.

Ideally located just 0.7 miles from Victoria Hospital and the award-winning STANLEY PARK, the home also benefits from being only 0.2 miles from the scenic nature trail around the De Vere Hotel / Blackpool Zoo.

- FOUR bedrooms
- TWO bathrooms; ADDITIONAL WC
- AMPLE parking; Garage
- POPULAR location
- Close to HOSPITAL
- CLOSE to STANLEY PARK



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## Open Porch:

**Hall:** Coved ceiling, UPVC double glazed front door, Radiator.

**Ground Floor WC:** Low flush WC, Pedestal wash basin, UPVC double glazed window.

**Lounge:** 14'9" x 10'6" (4.50 m x 3.20 m) Beautiful decorative fireplace with polished wood fire surround, marble inset and hearth with a living flame coal effect gas fire, Coved ceiling, UPVC double glazed bow bay window, Double radiator. Open archway to:-

**Dining Room:** 11'5" x 8'8" (3.48 m x 2.64 m) Coved ceiling, UPVC double glazed window, Radiator.

**Dining Kitchen:** 15'0" x 8'0" (4.57 m x 2.44 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, One and a half bowl stainless steel sink, Plumbed for washing machine, Tiled floor, UPVC double glazed window and patio doors, Double radiator.

## First Floor:

**Landing:** Built in cupboard, Loft access, UPVC double glazed window.

**Master Bedroom:** 15'4" x 10'1" (4.67 m x 3.07 m) Coved ceiling, Two UPVC double glazed windows, Radiator.

**En-Suite:** Comprising; Shower cubicle, Low flush WC, Pedestal wash basin, Part tiled walls, UPVC double glazed window, Radiator.

**Bedroom 2:** 11'7" x 8'8" (3.53 m x 2.64 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 12'3" x 6'6" (3.73 m x 1.98 m) UPVC double glazed window, Radiator.

**Bathroom:** Modern three piece suite comprising Panelled bath, Pedestal wash hand basin, low flush WC, Radiator, Tiled walls and floor, UPVC double glazed window.

**Bedroom 4:** 8'8" x 8'3" (2.64 m x 2.51 m) UPVC double glazed window, Radiator.

## Outside:

**Front:** Brick / block paved.

**Rear:** Paved patio, Artificial lawn, Excellent level of privacy created by numerous established plants, shrubs and trees.

**Garage:** Sizeable garage with an up and over door, light and power.

**Parking:** Ample additional parking to the front 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 - E £2923.81 (2025/26)

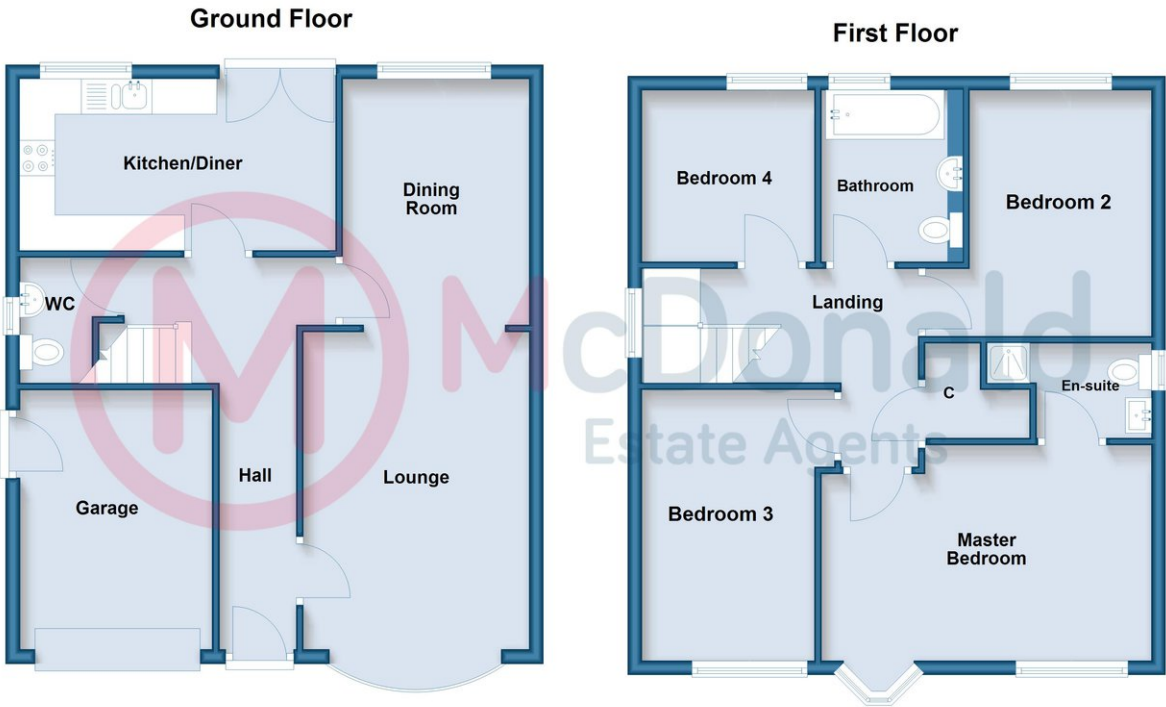


**Directions:** Travel inland along Newton Drive, straight ahead at the roundabout up to the crest of the hill and turn right into the Herons Reach development. You are now on Heron way, number 40 is a short distance along on your right.

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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 Plan produced using PlanUp.  
**Heron Way**

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