



35 Meadow Park, Staining, Blackpool,
FY3 0DN

£139,950

Large Family Home in the Heart of Staining Village

This deceptively spacious family home offers impressive room sizes throughout—be sure to check the floorplan to appreciate the scale. With three well-sized bedrooms, including the smallest at over 9ft x 5ft, there's plenty of space for the whole family.

The home features a generous lounge and a truly spacious fitted dining kitchen, measuring over 21ft x 12ft at its widest point—perfect for everyday family life and entertaining.

Additional benefits include a modern three-piece bathroom, UPVC double glazing, and gas central heating for year-round comfort.

Externally, the property boasts a recently landscaped rear garden and enjoys a quiet cul-de-sac position right in the centre of the ever-popular Staining Village.

A must-see property—viewing is highly recommended!

- THREE bedrooms
- LARGE lounge
- HUGE fitted dining kitchen
- VILLAGE centre location; Cul-De-Sac position
- NO CHAIN



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Porch: UPVC double glazed front door and window.

Hall: Staircase, Meter cupboard, Radiator. Open to:-

Lounge: 15'7" x 11'5" (4.75 m x 3.48 m) Newly fitted feature fireplace and surround, UPVC double glazed window, Radiator.

Dining Kitchen: 21'8" x 12'4" (6.60 m x 3.76 m) Modern range of Shaker style wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, Built in oven and hob with extractor hood, Plumbed for washing machine, Wood effect laminate flooring, UPVC double glazed windows and patio doors to rear garden, Double radiator.



First Floor:

Landing: Radiator.

Bedroom 1: 13'2" x 10'5" (4.01 m x 3.17 m) UPVC double glazed window, Radiator.



Bedroom 2: 16'3" x 8'8" (4.95 m x 2.64 m) Two UPVC double glazed windows, Radiator.

Bedroom 3: 9'10" x 5'6" (3.00 m x 1.68 m) UPVC double glazed window.



Bathroom: Modern three piece bathroom comprising; Combination 'P' shaped bath/shower with screen and shower attachment, Pedestal wash basin, Low flush WC, Tiled walls and floor, Two UPVC double glazed windows.

Outside:

Front: Lawned with flowerbeds.

Rear: Mainly lawned with paved patio, Raised 'sun patio', Flowerbeds to border, Brick outbuilding with light and power.



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 - B £1863.26 (2025/26)



Directions: Take Newton Drive heading to the roundabout at the Newton Arms Pub into Staining Road. Follow the road for some length and into Chain Lane, Meadow Park is first on the 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Meadow Park

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