



12 Woodland Grove, Blackpool,
FY3 9ET

£149,950

This spacious mid-garden terraced home has been recently **REFURBISHED**, offering a fresh, contemporary family living space just 200 yards from a westerly entrance to the award-winning **STANLEY PARK**.

The property features **THREE** well-proportioned bedrooms, where the smallest bedroom easily measures **OVER 9ft x 6ft**, and a stunning, generously sized **FIVE-piece** bathroom. The ground floor provides two inviting reception rooms along with a stylish, modern fitted kitchen.

Externally, there are gardens to the front and rear, plus the added benefit of a rear garage and permit parking to the front. Ideally located close to Stanley Park and only 100 yards from Whitegate Drive, where you'll find a wide range of local shops and amenities just moments away.

Offered with no onward chain.

- **SUPERB** family home
- **THREE** bedrooms
- **TWO** reception rooms
- **STUNNING** fitted kitchen

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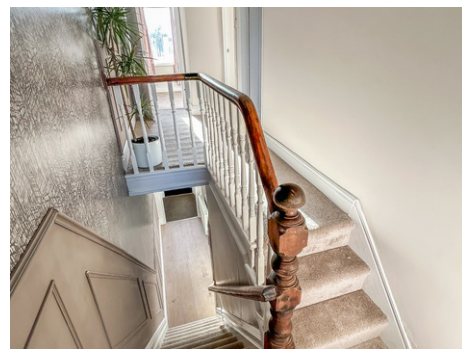
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- **SPACIOUS five piece bathroom**
- **UPVC double glazing**
- **Certified gas central heating**
- **Certified Electricians**
- **GARAGE**
- **Close to STANLEY PARK**



Vestibule: Double glazed composite front door, Coved ceiling, Meter cupboard.

Hall: Coved ceiling, Luxury vinyl tile flooring in light oak, Staircase, Radiator.



Lounge: 14'10" x 12'3" (4.52 m x 3.73 m) Feature stone effect fire surround to open fireplace, Meter cupboard, Luxury vinyl tile flooring in light oak, Coved ceiling, Double glazed bay window, Radiator.

Dining Room: 14'0" x 13'6" (4.27 m x 4.11 m) Luxury vinyl tile flooring in light oak, Double glazed window, Radiator. Open archway to:-



Kitchen: 12'5" x 10'1" (3.78 m x 3.07 m) Stylish range of newly fitted wall and base cupboard units (still with protective film), Complementary worktops, Colour coordinated one and a half bowl sink, Built in oven and hob with extractor canopy, Integrated dishwasher, Understairs storage cupboard, Luxury vinyl tile flooring in light oak, UPVC double glazed window, UPVC patio door and window to rear garden.

First Floor:

Landing: Split level landing, Loft ladder.



Bedroom 1: 12'0" x 9'6" (3.66 m x 2.90 m) Double glazed window, Radiator/

Bedroom 2: 11'10" x 11'1" (3.61 m x 3.38 m) Wardrobe concealing combi gas central heating boiler, Double glazed window, Radiator.

Bedroom 3: 9'1" x 6'10" (2.77 m x 2.08 m) Double glazed window, Feature vertical radiator.

Bathroom: Stunning and very spacious, Five piece bathroom comprising; Panelled bath, Large shower cubicle, Low flush WC, Dual vanity wash basins, Panelled walls to shower and bath area, Double glazed window, Heated towel rail/radiator.



Outside:

Front: Forecourt garden.

Rear: Crazy paved patio, Artificial lawn area, Raised flowerbeds.

Garage: Detached brick garage with an up and over door, 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 - A £1594.81 (2025/26)

Electric: Tested July 2025 (Electrical Installation Condition Report available to view in the office).

Gas: Gas tested November 2025. (Gas safety Record available to view in the office).



Directions: Head south along Whitegate Drive from Devonshire Square. After passing directly through the lights at Hornby Road/Mere Road take the sixth left into Woodland Grove.

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	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Woodland Grove

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