



19 Cornwall Place, Blackpool, FY3 9NR

£220,000

This extended semi detached home offers generous and versatile living space across both the ground and first floors, creating an impressive and spacious family residence.

The ground floor features a welcoming separate lounge, along with a second lounge that flows seamlessly into the dining area. Both spaces are open-plan to the stylish fitted kitchen, which measures an impressive 17ft in length. A separate utility room provides additional practicality and storage.

Upstairs, there are THREE bedrooms. The superb master suite benefits from its own dressing area and a contemporary en-suite shower room. The main family bathroom is particularly striking, measuring almost 20ft in length and offering an abundance of space.

Externally, the property boasts a large garage with a remote-controlled door, as well as a delightful summerhouse.

Perfectly positioned, the home is within easy reach of Stanley Park (approximately 0.7 miles), Stanley School (around 150 yards), and Preston New Road (0.3 miles), providing direct access to the M55 motorway.

Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

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McDonald

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- **THREE bedrooms**
- **OVER 19ft FIVE piece bathroom**
- **THREE reception areas**
- **FITTED kitchen**
- **Separate UTILITY**
- **LARGE garage**
- **Summerhouse**
- **UPVC double glazed**
- **Gas central heating**
- **No chain**



Vestibule: Double glazed front door, Tiled floor, Half tiled walls.

Hall: Spindled staircase, Coved ceiling, Radiator.

Lounge: 14'6" x 12'7" (4.42 m x 3.84 m) Feature decorative open grate fireplace, Feature ceiling, UPVC double glazed bay window, Double radiator.

Second Lounge Area: 12'11" x 12'1" (3.94 m x 3.68 m) Stylish living flame gas fire recessed to chimney breast, Beamed ceiling, Radiator. Directly open to kitchen and dining area.

Dining Area: 11'2" x 9'4" (3.40 m x 2.84 m) UPVC double glazed patio doors to rear garden, Radiator.



Kitchen Area: 17'0" x 7'0" (5.18 m x 2.13 m) Modern range of fitted wall and base cupboard units, Complementary roll edge granite style worktops and breakfast bar, Integrated sink, Built in ceramic hob with extractor hood, Oven and grill, Microwave, Tiled splashback, Door to understairs storage cupboard and meters, UPVC double glazed window.

Utility Room: 9'7" x 7'5" (2.92 m x 2.26 m) Fitted wall and base cupboard units, Combi gas central heating boiler, Plumbed for washing machine, Tiled walls, UPVC double glazed window and rear door, Radiator.



First Floor:

Landing: Coved ceiling, Picture rail, UPVC double glazed window.

Bedroom 1: 13'1" x 11'0" (3.99 m x 3.35 m) Fitted wardrobes with full length sliding doors, Radiator. Directly open to:-

...**Dressing Room:** UPVC double glazed window, Radiator. Leading to:-

...**En-Suite:** Modern three piece shower room comprising; Large shower cubicle, Pedestal wash basin, Low flush WC, Mostly tiled walls, Tiled floor, UPVC double glazed window, Radiator.



Bedroom 2: 14'6" x 11'4" (4.42 m x 3.45 m) Built in wardrobes with overhead storage, Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 3: 8'7" x 7'5" (2.62 m x 2.26 m) Louvred wardrobes, Coved ceiling, UPVC double glazed window, Radiator.

Bathroom: 19'8" x 7'4" (5.99 m x 2.24 m) Impressive extended bathroom comprising; Panelled bath with shower attachment, Vanity dresser, Dual 'His and Hers' separate pedestal wash basins, Shower cubicle and partitioned low flush WC. Part tiled walls, Two UPVC double glazed windows, Heated towel rail/radiator.

Outside:

Front: Lawned with established flowerbeds to border.

Rear: Small rear garden, Brick block paved, Flowerbed to border.

Summerhouse: 8'8" x 8'1" (2.64 m x 2.46 m) Tiled floor, UPVC double glazed windows and door, Double glazed skylight window.

Garage: Brick garage, Remote roller door, Additional side storage area, 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 £1954.73 (2026/27)

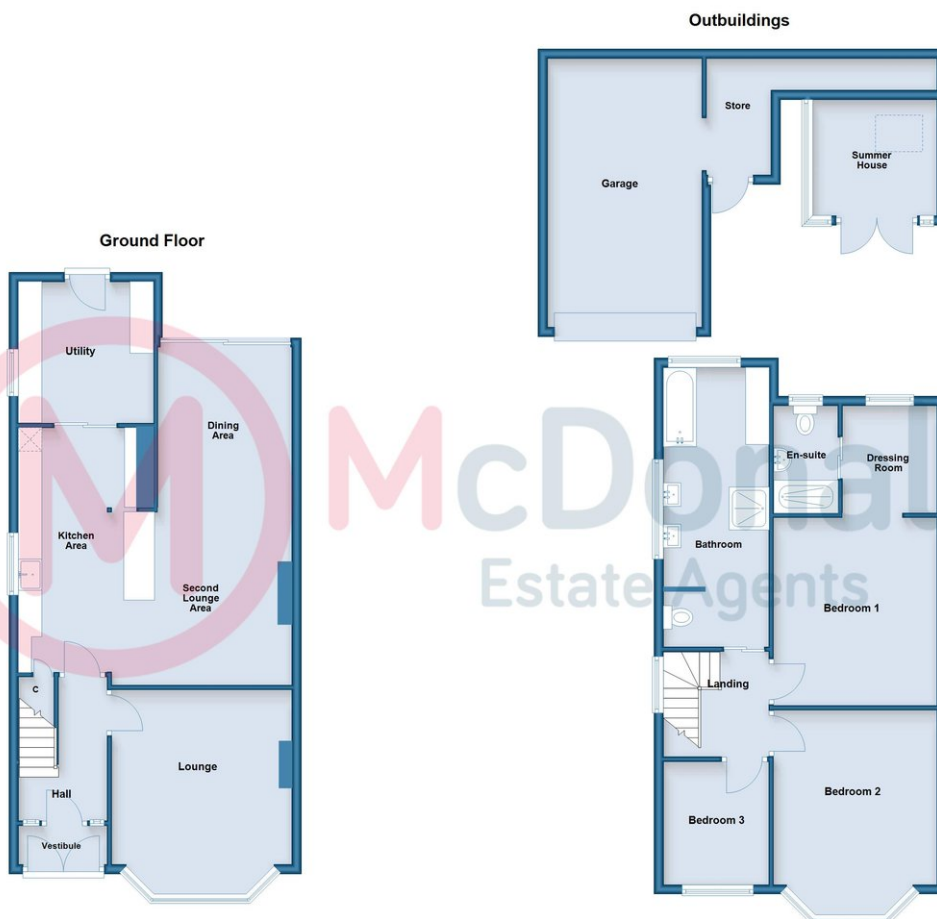


Directions: Travel south along Whitegate Drive. At the Traffic lights by the Saddle Inn turn left into Preston Old Road, straight ahead at the next lights and follow the road around. After the mini roundabout where the road bears right, proceed straight ahead into Cornwall Place.

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	69	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Cornwall Place

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