



443 Central Drive, Blackpool,
FY1 6LD

£119,950

***** A SUBSTANTIAL, EXTENDED SEMI DETACHED HOUSE *****

This **SPACIOUS** home offers generous accommodation throughout, this is complimented further by a ground floor extension.

In brief **TWO** large reception areas and a Sun Lounge leading to the **FITTED** kitchen. **THREE** large bedrooms where the smallest is almost 10ft x9ft and a bathroom and separate Wc. The plot is as generous with off street parking and possible garage space and sunnier **WEST** facing rear gardens. The property would ideally benefit from further updating, but offers excellent potential as a **LARGE** family home.

- THREE bedrooms
- Lounge
- Dining room
- Sun Lounge
- FITTED kitchen
- Bathroom; Separate WC
- WEST facing rear
- Off street PARKING
- NO CHAIN



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Vestibule: Double glazed composite door.

Hallway: UPVC double glazed window, Staircase with understairs storage housing combi gas central heating boiler, Meter cupboard, Radiator.

Lounge: 16'8" x 13'7" (5.08 m x 4.14 m) Decorative fire surround, Coved ceiling, UPVC double glazed bay window, Radiator. Open archway to:-

Dining Room: 16'1" x 12'1" (4.90 m x 3.68 m) Coved ceiling, Radiator. Open archway to sun lounge.

Kitchen: 12'1" x 8'10" (3.68 m x 2.69 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Half tiled walls.

Sun Lounge: 18'8" x 5'7" (5.69 m x 1.70 m) Two UPVC double glazed windows and rear door, Radiator.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 16'10" x 13'8" (5.13 m x 4.17 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 2: 16'1" x 12'0" (4.90 m x 3.66 m) Built in wardrobe, UPVC double glazed window, Radiator.

Bedroom 3: 9'9" x 7'6" (2.97 m x 2.29 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Combination 'P' shaped bath, Shower, Pedestal wash basin, Panelled walls, UPVC double glazed window, Radiator.

Separate WC: Low flush WC, Half tiled walls, UPVC double glazed window.

Outside:

Front: Stone gravelled for ease of maintenance.

Rear: Sunnier west facing aspect, Paved patio, Mostly stone gravelled, Excellent level of privacy, Brick outbuilding.

Heating: Gas central heating (NOT TESTED).

Parking: Off street parking to the front.

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - £2126.41 (2025/26)

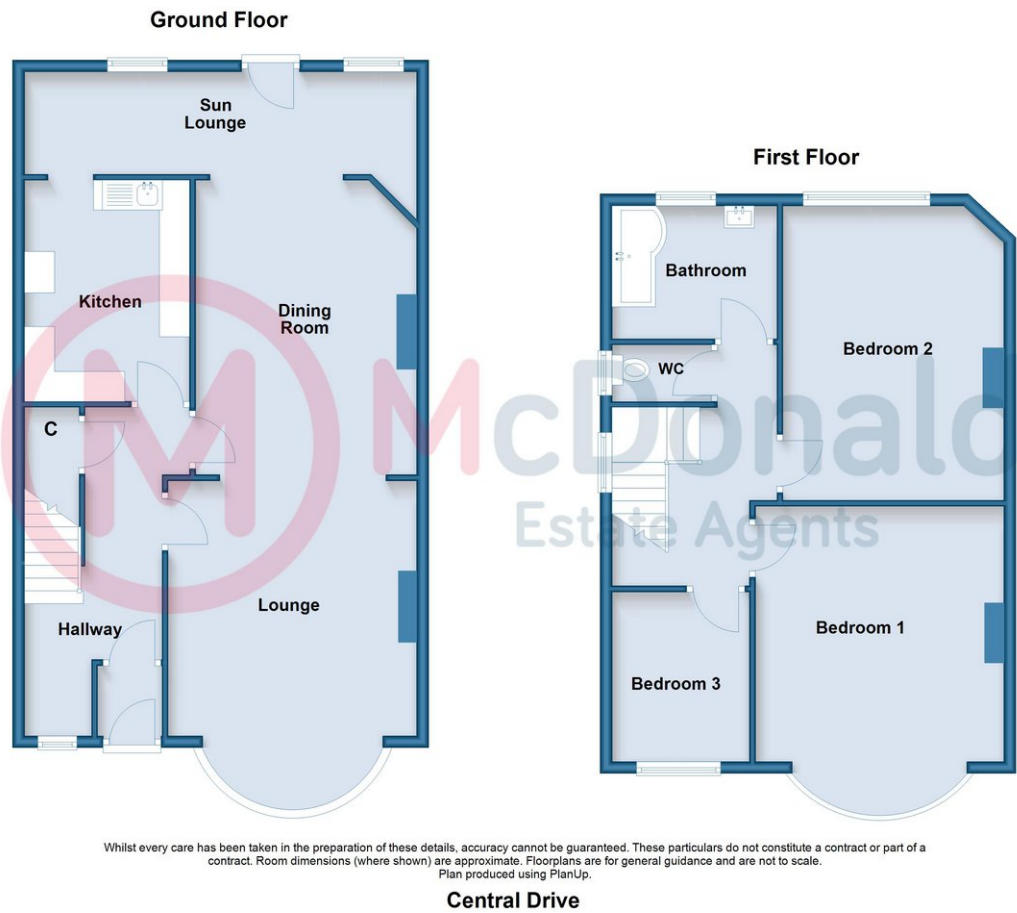


Directions: Take Whitegate Drive in a southerly direction to the traffic lights at Condor Grove and turn right. Turn left at the traffic lights into Park road then at the next traffic lights, right into Bloomfield Road. Continue down Bloomfield Road until the junction with Central drive and turn left.

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		
(81-91) B		78
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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