



3 Mansfield Road, Layton, Blackpool,
FY3 7HZ

£129,950

Is this the PERFECT First time Buy or downsize ?
Just beautifully presented with superb modern Kitchen and
Bathroom facilities, and and immaculate contemporary
decor theme throughout. An absolute MUST for your
viewing list !

- Lounge
- Modern Dining Kitchen
- Two Bedrooms - en-suite shower to Master
- Modern Bathroom
- UPVC double glazing
- Gas central heating
- Lovely rear Garden
- Off street parking

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1948.



McDonald

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Porch: Double glazed door.

Lounge: 14'6" x 12'6" (4.42 m x 3.81 m) Coved ceiling, Wood effect laminate flooring, TV point, UPVC double glazed windows, Radiator.

Kitchen: 12'7" x 9'0" (3.84 m x 2.74 m) Modern style wall and base cupboard units with complementary work surfaces, Inset gas hob with extractor over and oven below, Stainless steel sink with mixer tap and drainer, Plumbed for washing machine, Space for tumble dryer and fridge freezer, UPVC double glazed window and door to rear, Radiator.

First Floor:

Landing: Radiator.

Bedroom 1: 12'4" x 12'1" (3.76 m x 3.68 m) Built in cupboard, Two UPVC double glazed windows, Radiator.

En-Suite: Double shower cubicle, Part tiled walls, UPVC double glazed window.

Bedroom 2: 8'2" x 7'7" (2.49 m x 2.31 m) UPVC double glazed window, Radiator.

Bathroom: A stylish, modern three piece suite comprising; Low flush WC, Vanity wash basin, Panelled bath with centre taps, UPVC double glazed window, Radiator.

Outside:

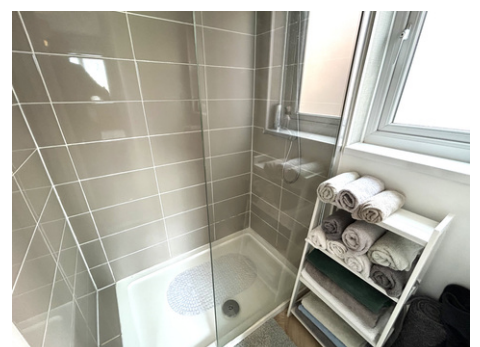
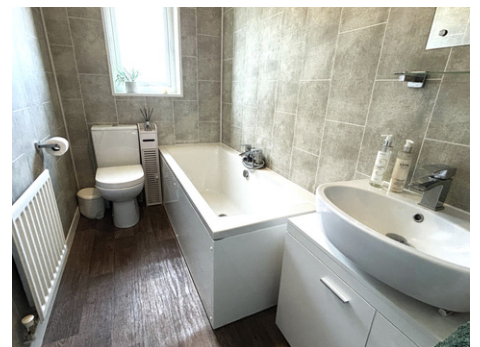
Front: Mainly lawned.

Rear: A lovely rear garden laid to a combination of paved patio and artificial lawn areas, Timber shed.

Parking: Private driveway.

Heating: Gas central heating (NOT TESTED).

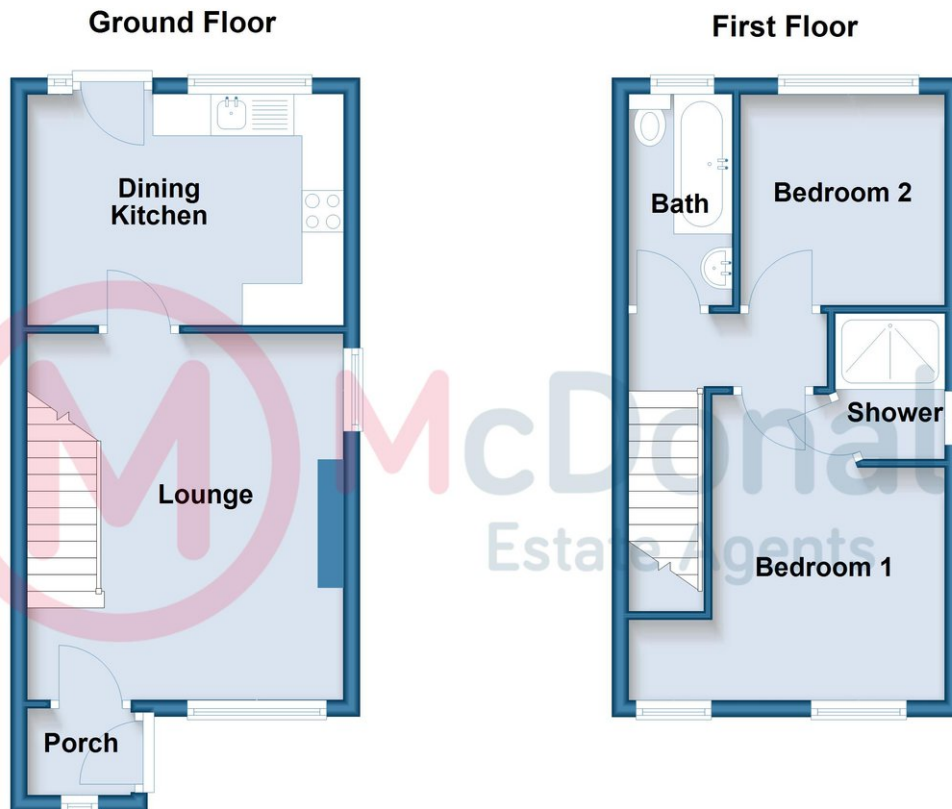
Tenure: We have been informed that the property is leasehold; Ground rent £50 per annum. Prospective purchasers should seek clarification of this from their Solicitors.



Directions: Travel north along Whitegate Drive to the end, at the traffic lights continue north along Devonshire Road, after the lights at Talbot Road take the third on your right into Mansfield Road.

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.



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Plan produced using PlanUp.

Mansfield Road

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