



121 Warley Road, North Shore,
Blackpool FY1 2RW

£161,000

This family size home has been the subject of an exacting re-furbishment, and now boasts superb newly fitted Kitchen and Bathroom facilities and a contemporary decor theme throughout. All the joy of a 'new home' but with the scale and character of a traditional stone bay Semi, and sold with **NO ONWARD CHAIN.**

- Two Reception rooms
- Newly fitted Kitchen
- Separate Utility room
- Three Bedrooms
- Newly fitted four piece Bathroom
- Gardens - Southerly facing rear
- Garage

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1948.



McDonald

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01253 398 498



sales@mcdonaldproperty.co.uk

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Vestibule: Meter cupboard, Tiled flooring, UPVC double glazed door.

Entrance Hallway: Coved ceiling, Radiator.

Lounge: 15'2" x 12'1" (4.62 m x 3.68 m) Living flame gas fire in a feature vintage surround, Coved ceiling, UPVC double glazed bay window, Two radiators.

Dining Room: 17'0" x 12'1" (5.18 m x 3.68 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Kitchen: 9'4" x 8'1" (2.84 m x 2.46 m) A range of newly fitted wall and base units with complementary work surfaces, Inset one and a half bowl stainless steel sink unit with mixer tap and drainer, Built in oven and hob with extractor, Laminate flooring, UPVC double glazed window. Opens to:-

Inner Hall: UPVC double glazed door and window. Open to:-

Utility Area: 10'0" x 7'0" (3.05 m x 2.13 m) Base units with work surfaces, UPVC double glazed windows, Radiator.

First Floor:

Landing: Loft access.

Bedroom 1: 15'5" x 11'6" (4.70 m x 3.51 m) Built in wardrobe, UPVC double glazed bay window, Radiator.

Bedroom 2: 17'0" x 11'0" (5.18 m x 3.35 m) UPVC double glazed bay window, Radiator.

Bedroom 3: 8'9" x 7'7" (2.67 m x 2.31 m) UPVC double glazed window, Radiator.

Bathroom: A newly fitted four piece suite comprising; Vanity wash basin, Panelled bath, Step in shower cubicle, Low flush WC, Recessed lighting, UPVC double glazed windows, Radiator.

Outside:

Front: Laid to stone chippings.

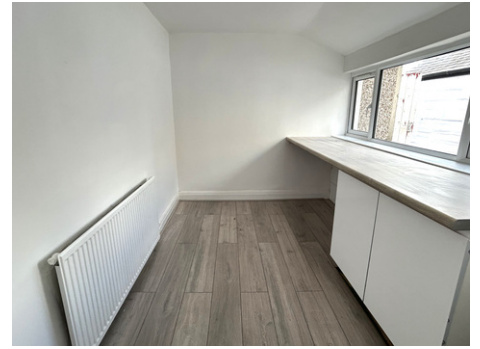
Rear: A Southerly facing rear garden, Mainly paved.

Parking: Concrete sectional garage to the rear with 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 - C £2126.41 (2025/26)

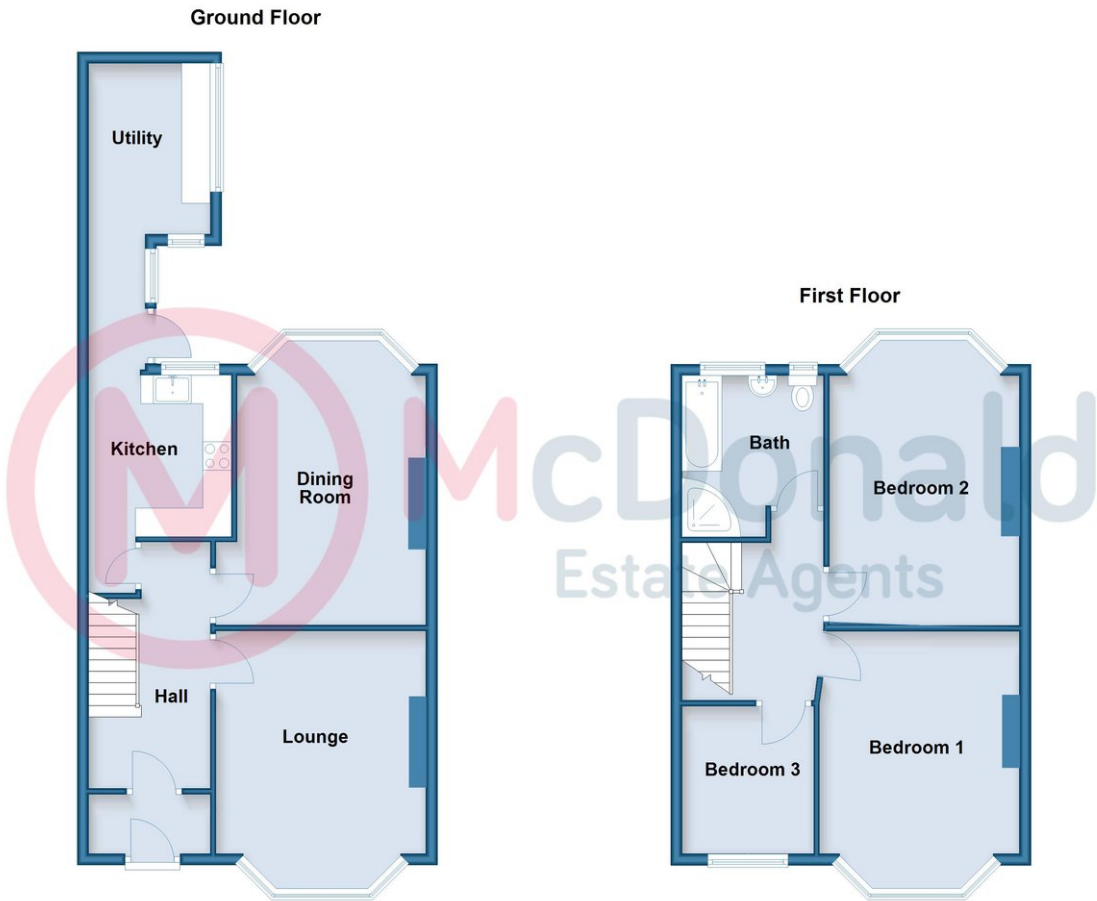


Directions: Travel north along Whitegate Drive. Continue straight ahead travelling along Devonshire Road. After passing under the bridge turn second left into Warley Road.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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 Plan produced using PlanUp.

Warley Road

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