

McDonald
Estate Agents
Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 **398 498**
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk

BRITISH PROPERTY AWARDS
2024 GOLD WINNER ESTATE AGENT IN BLACKPOOL
2022 IN BLACKPOOL
2021 IN BLACKPOOL

17 Angers Hill Road, Blackpool, FY4 4EX

£174,950



This well-presented SEMI-DETACHED HOUSE is of the popular 'HALL TO HALL' DESIGN and has been thoughtfully extended to both the rear and into the LOFT SPACE, creating a spacious and versatile family home.

The original THREE BEDROOMS are now supplemented by a LARGE LOFT ROOM, measuring an impressive 18ft x 9ft, whilst the two reception rooms are complemented by the EXTENDED FITTED KITCHEN, which extends to over 18ft in length.



The kitchen leads through to a further THIRD RECEPTION ROOM/GARDEN ROOM, which in turn provides direct access to the rear gardens. The gardens offer an EXCELLENT DEGREE OF PRIVACY, making this a particularly pleasant outdoor space.

Further benefits include UPVC DOUBLE GLAZING and GAS CENTRAL HEATING, whilst the property is conveniently located within approximately 1/2 mile of a major supermarket and local shops.



AVAILABLE FOR IMMEDIATE OCCUPATION with the added advantage of NO ONWARD CHAIN.

Successfully selling property since 1948.

The Property Ombudsman

- **THREE bedroom PLUS LOFT ROOM**
- **FOUR piece modern bathroom**
- **THREE reception rooms**
- **FITTED kitchen almost 19ft**
- **inc GARDEN ROOM**
- **Private rear gardens**
- **Good order**
- **No chain**





Hall: Spindled staircase, Meter cupboard, UPVC double glazed window and double glazed composite front door, Radiator.

Lounge: 15'10" x 12'9" (4.83 m x 3.89 m) Lovely feature brick open fireplace with solid fuel burner, Coved ceiling, UPVC double glazed bay window, Radiator.



Dining Room: 14'1" x 11'3" (4.29 m x 3.43 m) Stunning, decorative polished wood fire surround with a period style inset, Coved ceiling, Picture rail, UPVC double glazed window, Radiator. Open archway to:-

Kitchen: 18'10" x 6'4" (5.74 m x 1.93 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, Free standing Rangemaster five ring oven available subject to negotiation, Tiled splashback, UPVC double glazed window and rear door, Radiator.

Utility/Garden Room: () Ga central heating boiler, Panelled walls, Cottage plaster effect ceiling, Double glazed patio doors to the rear garden.



First Floor:

Landing: Staircase to the second floor.

Bedroom 1: 12'8" x 11'3" (3.86 m x 3.43 m) UPVC double glazed window, Radiator.

Bedroom 2: 14'1" x 11'3" (4.29 m x 3.43 m) UPVC double glazed window, Radiator.



Bedroom 3: 7'11" x 7'5" (2.41 m x 2.26 m) UPVC double glazed window, Radiator.

Bathroom: Modern four piece bathroom comprising; Panelled bath, Separate shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Heated towel rail/Radiator.

Second Floor:

Attic Room: 18'2" x 9'0" (5.54 m x 2.74 m) Eaves access, Double glazed skylight window, Radiator.



Outside:

Front Garden: Forecourt garden

Rear Garden: Large concreted patio area, Lawned, Established hedgerow.



Heating: Gas central heating.

Gas: Gas tested September 2026. (Gas safety Record available to view in the office).

Electric: Tested June 2026 (Electrical Installation Condition Report available to view in the office).

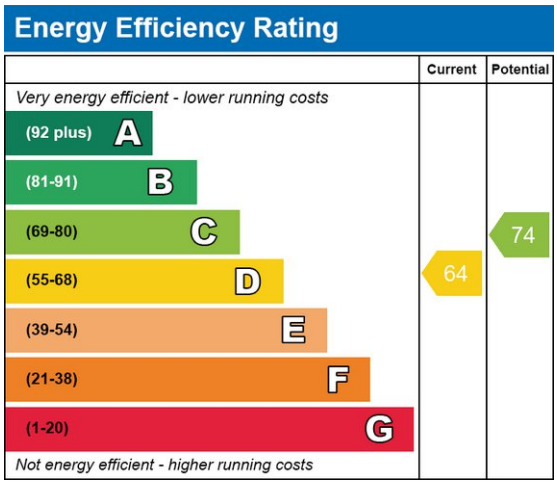
Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.



Council Tax: Band - B £1954.73 (2026/27)

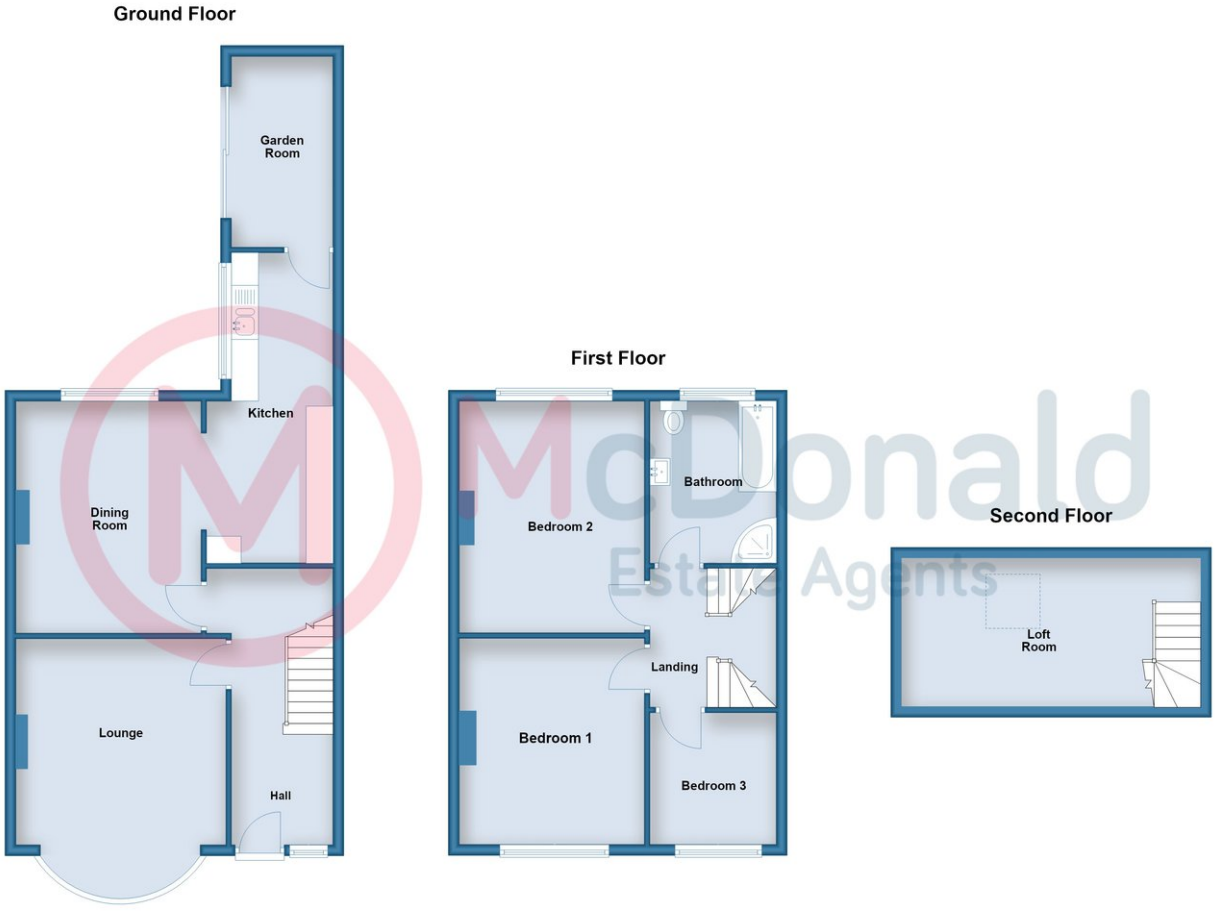


Directions: Take Vicarage Lane heading south and turn second left into Angers Hill Road.



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.



Are YOU thinking of selling?

Call McDonald Estate Agents NOW, for your FREE market appraisal.

Successfully selling property since 1948.

The Property Ombudsman