



19 Birchtree Gardens, Blackpool, FY3 9XF

£220,000

This spacious semi-detached home is situated in the ever-popular cul-de-sac location of Birchtree Gardens.

Immaculately presented throughout, the property offers **THREE DOUBLE BEDROOMS**, with the smallest measuring well over 10ft x 9ft, together with a **FIVE-PIECE FAMILY BATHROOM**.

To the ground floor is a **VERY GENEROUS LOUNGE**, plus an open-plan dining kitchen providing ample dining space and an extensive range of fitted units to the kitchen area. The dining kitchen opens directly into the **UPVC sun lounge**, which overlooks the **SOUTH-FACING REAR GARDENS**. The gardens enjoy excellent privacy and provide a particularly pleasant outdoor space.

Externally, there is a **DOUBLE TANDEM-STYLE GARAGE**, which also incorporates an invaluable utility area.

The location is particularly convenient, being within easy reach of **STANLEY PARK** and providing excellent access to the **M55 motorway**.

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- **THREE DOUBLE bedrooms**
- **FIVE piece bathroom**
- **VERY large lounge**
- **Dining Area**
- **FITTED kitchen**
- **EXTENDED sun lounge**
- **DOUBLE tandem garage**
- **SOUTH facing rear**
- **UPVC double glazing**
- **Gas central heating**



Vestibule: Tiled floor, UPVC double glazed window and composite front door.

Hall: Cloaks cupboard, Spindled staircase, Understairs storage, Coved ceiling, Wood effect laminate flooring, Radiator.

Ground Floor WC: Low flush WC, Vanity wash basin, Half tiled walls, Tiled floor, Gas central heating boiler, UPVC double glazed window.

Lounge: 17'10" x 13'11" (5.44 m x 4.24 m) Feature fireplace, Coved ceiling, UPVC double glazed bow bay window, Radiator, Double doors from hallway.

Dining Area: 13'1" x 8'10" (3.99 m x 2.69 m) Coved ceiling, Feature tile effect flooring, Radiator. Open directly to:-

Kitchen Area: 9'4" x 9'4" (2.84 m x 2.84 m) Fitted range of wall and base cupboard units, Complementary 'Quartz' worktops with integrated sink, Built in double oven/grill and hob with extractor hood, Plumbed for dishwasher, Integrated fridge and freezer, Tiled splashback, Matching flooring, UPVC double glazed window.

Sun Lounge: 10'7" x 10'4" (3.23 m x 3.15 m) Matching flooring, UPVC double glazed window and patio doors.

First Floor:

Landing.

Bedroom 1: 18'3" x 10'5" (5.56 m x 3.17 m) Fitted wardrobes with vanity dresser and bedside units plus overhead storage, Two UPVC double glazed windows.

Bedroom 2: 13'3" x 10'0" (4.04 m x 3.05 m) Fitted wardrobes with matching dresser, Coved ceiling, Wood effect laminate flooring, UPVC double glazed window.

Bedroom 3: 9'6" x 7'10" (2.90 m x 2.39 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bathroom: Five piece bathroom comprising; Panelled corner bath, Separate shower cubicle, Bidet, Low flush WC and pedestal wash basin. Tiled walls and floor, UPVC double glazed window, Heated towel rail/radiator.



Outside:

Double Garage: 28'6" x 8'7" (8.69 m x 2.62 m) Double tandem style garage with an up and over door, power and light. Incorporating...

... **Utility Area:** Fitted wall and base cupboards, Complementary roll edge worktops, Plumbed for washing machine.



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 £2233.97 (2026/27)

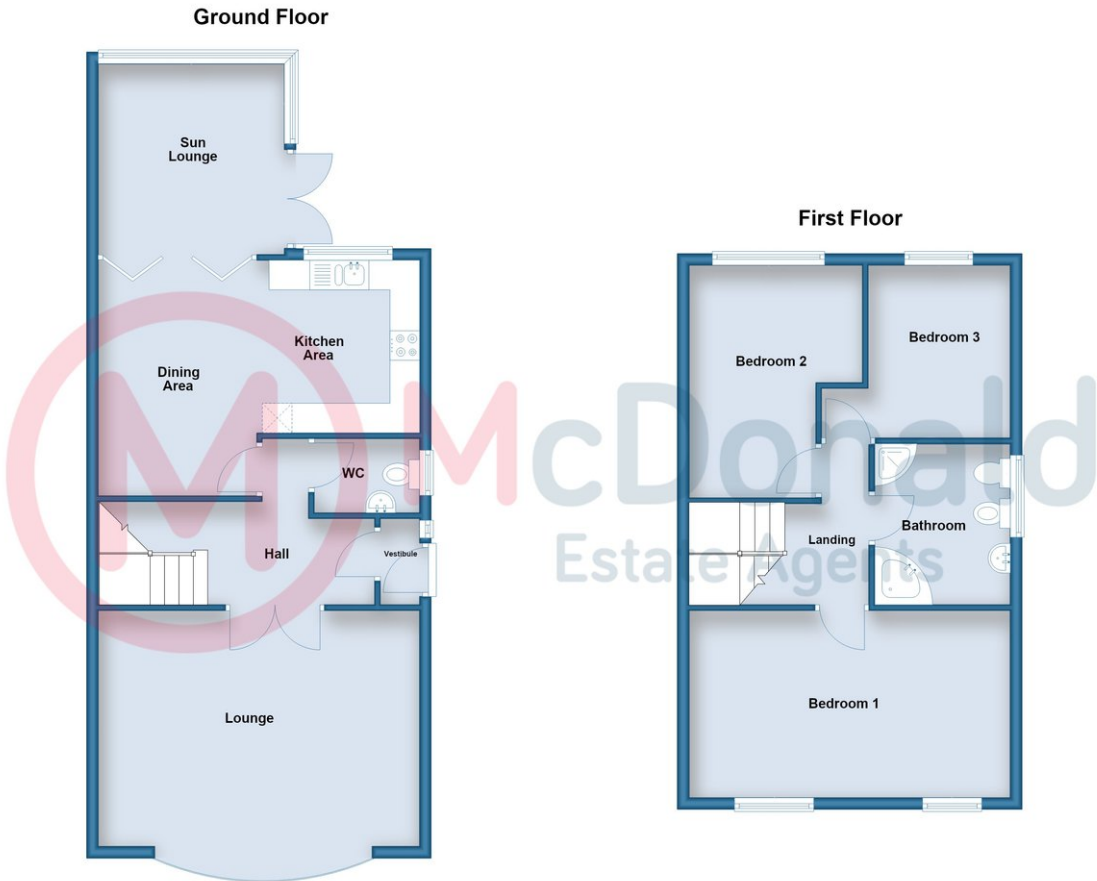


Directions: Take Preston New Road heading away from town, at the first set of traffic lights turn left onto Preston Old Road and then first right into Birchtree Gardens.

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	75	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Birchtree Gardens

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