



15 Skipton Close, Blackpool,  
FY4 4JY

**£164,950**

This beautifully presented semi-detached bungalow has been recently renovated and offers spacious and versatile accommodation, predominantly on the ground floor. The property features a large open-plan lounge with an adjoining study area, which was previously used as an additional bedroom. There is also a generously sized double bedroom, a modern shower room, and a fitted dining kitchen with a separate dining area that could easily be adapted as a further bedroom if required. To the first floor, the property benefits from a substantial loft room that provides excellent additional bedroom or living space.

Externally, the bungalow sits on an impressive plot with a particularly generous driveway offering ample off-road parking for multiple vehicles, or space suitable for utility type vehicles.

The property is offered for sale with no onward chain.

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1948.



**McDonald**

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01253 398 498



sales@mcdonaldproperty.co.uk

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- 2/3 Bedrooms (Inc. LARGE loft room)
- 2/3 Reception rooms
- Fitted dining kitchen
- Modern shower room
- Excellent Parking
- PLUS garage
- UPVC double glazing
- Gas central heating
- No chain



**Vestibule:** UPVC double glazed front door and window, Meter cupboard, Double composite doors to:-

**Hall:** Radiator.

**Lounge:** 16'6" x 10'7" (5.03 m x 3.23 m) Lovely marble fireplace with living flame coal effect gas fire, Coved ceiling, UPVC double glazed bay window, Radiator. Directly open to:-

**Study Area:** 10'3" x 9'0" (3.12 m x 2.74 m) Staircase to second floor, UPVC double glazed window, Radiator.

**Bedroom 1:** 13'3" x 11'5" (4.04 m x 3.48 m) Built in wardrobes, Radiator, Sliding double glazed patio style doors to:-

**Dining Area:** 10'0" x 8'1" (3.05 m x 2.46 m) UPVC double glazed window, Radiator.

**Shower Room:** Modern shower room comprising; Large shower cubicle, Low flush WC, Vanity wash basin, Panelled walls, UPVC double glazed window, Heated towel rail/radiator.

**Dining Kitchen:** 11'2" x 11'0" (3.40 m x 3.35 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Colour coordinated sink, Extractor hood, Plumbed for washing machine, Concealed combi gas central heating boiler, UPVC double glazed bay window, rear door and rear window, Radiator.



**First Floor:**

**Landing.**

**Bedroom 2/Loft Room:** 18'3" x 16'3" (5.56 m x 4.95 m)



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**Outside:**

**Front:** Stone gravelled for ease of maintenance.

**Rear:** Concrete patio, Mainly stone gravelled for ease of maintenance.

**Garage:** With and up and over door, Plus ample additional parking to the very generous driveway.



**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 - B £1954.73 (2026/27)



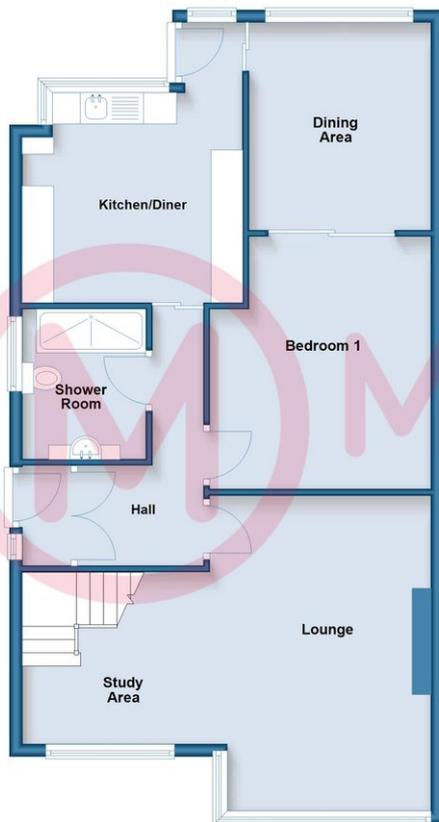
**Directions:** Take Whitegate Drive heading south, at the traffic lights at Spen Corner continue over onto Waterloo Road and take an immediate left onto Newhouse Road. At the roundabout take the third exit into Sedbergh Avenue, at the end turn left onto Penrose Avenue and finally first right into Skipton Close.

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

**Ground Floor**



**First Floor**



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**Skipton Close**

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