



81 Poulton Road, Blackpool,  
FY3 7JJ

**£249,950**

**\*\*\* Immaculately Presented Detached Bungalow \*\*\***

This beautifully maintained detached bungalow is a true credit to the current owner, having undergone a comprehensive refurbishment in recent years. The property remains in superb condition throughout, offering stylish and comfortable living.

Accommodation includes: A spacious and welcoming lounge, A large, modern dining kitchen with integrated appliances, Two generously sized double bedrooms on the ground floor PLUS A substantial loft room, offering flexible additional space and a stylish and contemporary family bathroom

Externally, the property continues to impress with low-maintenance landscaped gardens to both front and rear. The front garden also offers ample off-road parking, in addition to a garage.

This is a fantastic opportunity to purchase a truly turn-key home in pristine condition.

Early viewing is highly recommended.

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1948.



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01253 398 498



sales@mcdonaldproperty.co.uk

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- **TWO DOUBLE bedrooms**
- **PLUS huge LOFT ROOM**
- **STYLISH fitted dining kitchen**
- **AMPLE parking and GARAGE**
- **Alarmed**
- **Excellent for bus routes**
- **Security doorbell and Lighting**
- **Well appointed throughout**
- **NO CHAIN**



**Open Porch.**

**Hall:** Meter cupboard, Tiled floor, Radiator.

**Lounge:** 18'0" x 12'7" (5.49 m x 3.84 m) Beautiful feature fireplace, UPVC double glazed side and bay window. TV point.

**Bedroom 1:** 12'5" x 12'4" (3.78 m x 3.76 m) Stunning fitted wardrobes, UPVC double glazed and secondary glazed window, Radiator. TV point.

**Bedroom 2:** 13'0" x 11'8" (3.96 m x 3.56 m) UPVC double glazed window, Radiator. TV point.



**Bathroom:** Stunning contemporary bathroom comprising; Combination panelled 'P' shaped bath with shower screen and duel shower attachments, Tiled walls and floor, Extractor fan, UPVC double glazed window, Heated towel rail/radiator.

**Dining Kitchen:** 22'2" x 12'5" (6.76 m x 3.78 m) Contemporary range of fitted wall and base cupboard units with complementary worktops and breakfast bar, Integrated appliances to include: Double oven, grill, hob with extractor hood and microwave. Colour coordinated sink, Concealed gas central heating boiler, Two UPVC double glazed windows and rear door, Wood effect laminate flooring. TV point.



**First Floor:**

**Landing.**

**Attic Room:** 23'8" x 19'9" (7.21 m x 6.02 m) Storage cupboard, Two double glazed skylight windows. Excellent storage cupboard.



**Outside:**

**Front:** Mostly paved for ease of maintenance and to provide additional off street parking, Power point.

**Rear:** Mostly stone paved, Inset artificial lawn, Water tap. Power point. Composite gates

**Garage:** Remote composite roller door, Light and power, Plumbed for automatic washer.

**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 - D £2513.22 (2026/27)

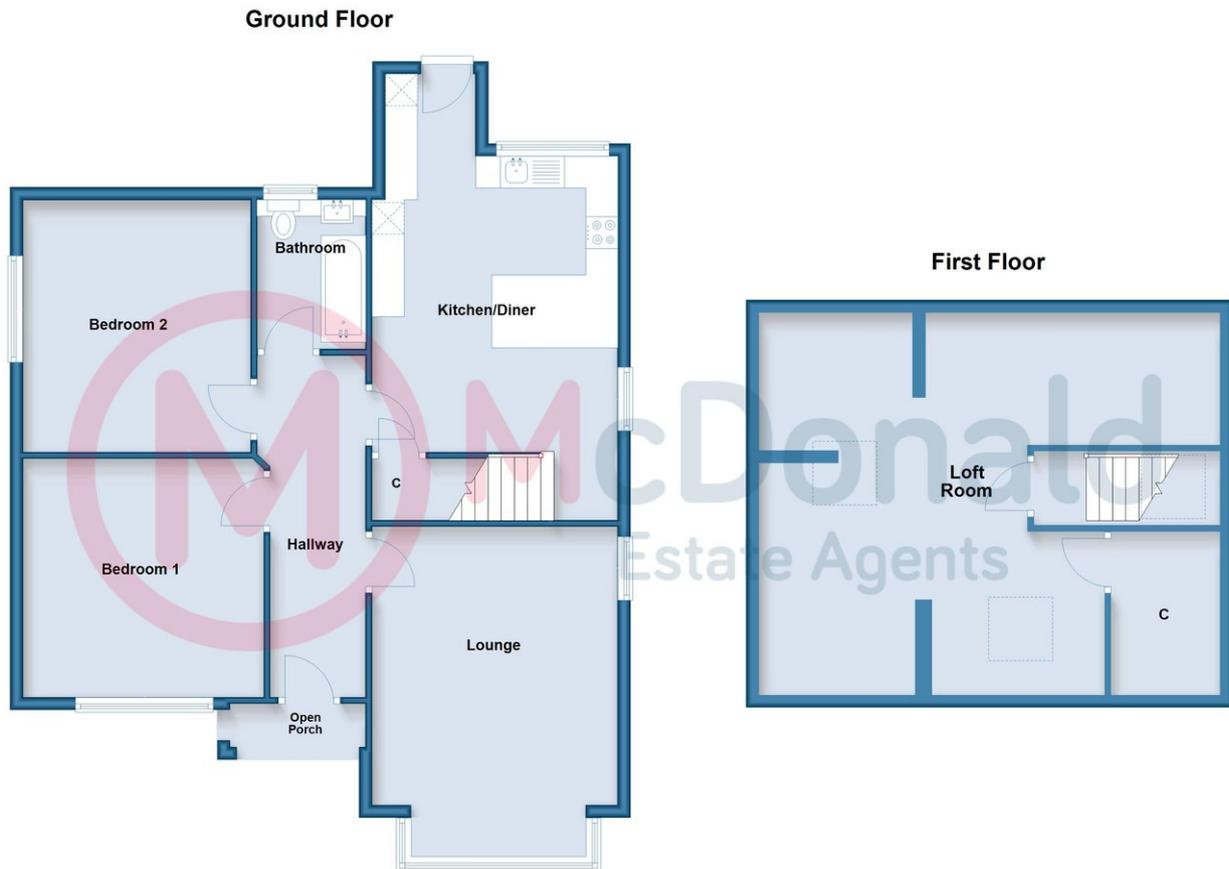


**Directions:** Travel north along Whitegate Drive turning right at the lights into Newton Drive. Continue straight ahead until you reach the roundabout. Exit left into St.Walburgas Road. At the next roundabout exit right into Poulton Road, the property is then on the left.

**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>		77
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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**Poulton Road**

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