



**23 Heron Way, Blackpool,
FY3 8FA**

£239,950

This detached house is situated on the ever-popular HERON'S REACH.

This lovely family home has a generous lounge and fitted dining kitchen, with patio doors leading out to the rear gardens with an excellent level of privacy.

There are THREE well-proportioned bedrooms, with bedrooms two and three both being well OVER 10ft x 6ft, whilst the master bedroom has an en-suite to complement the family bathroom and additional ground floor WC.

Parking is impressive, with off-road parking as well as a garage.

The location is convenient for both the Hospital and award-winning STANLEY PARK, both within 3/4 mile.

- **THREE bedrooms**
- **Lounge**
- **Fitted dining kitchen**
- **TWO bathrooms**
- **Additional WC**

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McDonald

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- **Gas central heating**
- **UPVC double glazing**
- **Gardens**
- **Parking and Garage**
- **Close to HOSPITAL**



Ground Floor:

Vestibule: Double glazed composite front door, UPVC double glazed window.

Hall: Staircase, Radiator, Coved ceiling

Ground Floor WC: Low flush wc, Pedestal wash hand basin, UPVC double glazed window, Tiled walls, Radiator.

Lounge: 15'2" x 12'1" (4.62 m x 3.68 m) UPVC double glazed window, Coved ceiling, Radiator.

Dining Kitchen: 15'8" x 10'3" (4.78 m x 3.12 m) Fitted wall and base cupboard units, Complimentary solid edge work tops, Colour co-ordinated 1 1/2 bowl sink, UPVC double glazed window, Built in Oven, Hob and Extractor hood, Gas central heating boiler. UPVC double glazed patio doors to rear gardens, Plumbed or automatic washer, Part tiled walls, Understairs store.



First Floor:

Landing: UPVC double glazed window, Coved ceiling, Loft access.

Bedroom 1: 12'3" x 11'11" (3.73 m x 3.63 m) Two UPVC double glazed windows, Radiator.

Bedroom 2: 10'4" x 9'2" (3.15 m x 2.79 m) UPVC double glazed window, Radiator.

Bedroom 3: 10'5" x 6'4" (3.17 m x 1.93 m) UPVC double glazed window, Radiator.

Bathroom: Modern three piece bathroom comprising Panelled bath with overhead shower and screen, Vanity wash hand basin, Low flush Wc, UPVC double glazed window, Heated towel rail / radiator, Tiled walls and floor.



Outside:

Front Garden: Lawned

Rear Garden: Paved patio, Mostly lawned, Barked 'play area', Excellent level of privacy.

Garage: Brick garage, Up and Over door, UPVC double glazed window.

Council Tax: The property is band D / Charges for the period 2026/7 are £2513.22 per annum

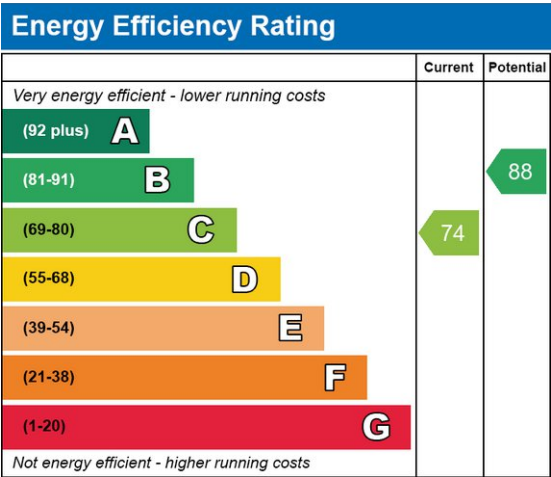
Tenure: We are informed the property is freehold. Interested parties should seek clarification from their solicitor.



Directions: Travel inland along Newton Drive, straight ahead at the roundabout up to the crest of the hill and turn right into the Herons Reach development. You are now on Heron way, number 23 is a short distance along on your 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.



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Plan produced using PlanUp.

Herons Way

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