



## 47 Plovers Way, Blackpool, FY3 8FD

### £385,000

This imposing DETACHED HOUSE is superbly positioned overlooking the local 'green', all within one of Blackpool's most desirable locations. This lovely well-presented home is in good decorative order and would make a superb family home with five double bedrooms (the smallest is almost 13' x 8'), a family bathroom and the two largest bedrooms with en-suite's.

The plot size is generous and the established gardens to the borders afford a superb level of privacy. Viewing highly recommended due to the sought after location.

- PRIME location.
- Five DOUBLE bedrooms.
- FOUR reception rooms.
- THREE bathrooms plus ground floor w.c
- Plot faces the local 'green' area.
- Fitted breakfast kitchen supplemented by separate utility room.
- Established gardens.
- DOUBLE garage PLUS ample parking.



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To book your viewing telephone  
McDonald Estate Agents.

Day/Date:   
Time:



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## Open Porch

**Hall:** Spindled staircase, Double glazed windows surrounding the front door.

**Study:** 11'11" x 8'2" (3.63m x 2.5m)  
Double glazed window, Radiator, Coved ceiling.

**Inner Hall:** Cloaks area, leading to:-

**..Ground Floor WC:** Low flush WC, Pedestal wash basin, Radiator, Double glazed window, Half tiled walls.

**Lounge:** 21' x 15'1" (6.4m x 4.6m)  
Imposing brick fireplace with living flame coal effect gas fire, Two double glazed windows plus Two double glazed inglenook windows, Three radiators, Decorative coved ceiling, Double doors to:-

**Dining Room:** 13'7" x 12'11" (4.14m x 3.94m)  
Double radiator, Decorative coved ceiling, UPVC double glazed window, UPVC double glazed patio doors to the rear garden.

**Dining Kitchen:** 14'8" x 11'9" (4.47m x 3.58m)  
Modern range of fitted wall and base cupboard units with complementary roll edge worktops and breakfast bar to central 'island', Built in oven, grill, microwave and hob with extractor over, One and a half bowl stainless steel sink, Tiled floor, Part tiled walls, Double glazed window, Double radiator, Understairs storage, Open archway to:-

**Snug/Morning Room:** 9'2" x 8'6" (2.8m x 2.6m)  
Radiator, Coved ceiling, Double glazed patio doors to rear garden.

**Utility Room:** 8'5" x 5' (2.57m x 1.52m)  
Wall and base cupboards, Roll edge worktops, Stainless steel sink, Part tiles walls, Tiled floor, Plumbed for automatic washing machine, Radiator, Concealed gas central heating boiler.

## First Floor

**Gallery Landing:** Double glazed window, Decorative coved ceiling, Loft access, Built in airing cupboard, Radiator, Double glazed window.

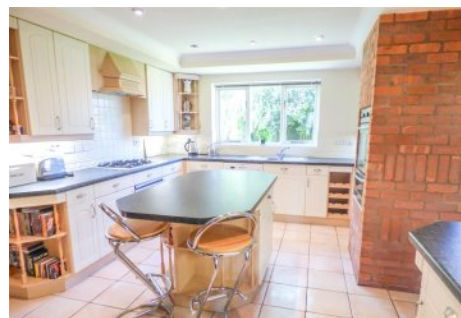
**Master Bedroom:** 14'4" x 12'9" (4.37m x 3.89m)  
Two double glazed windows, Two radiator, Coved ceiling.

**En-Suite 1:** Spacious five piece bathroom comprising; Panelled corner bath, Separate shower cubicle, Low flush WC, Pedestal wash basin, Bidet, Half tiled walls, Double glazed window, Double radiator.

**Bedroom 4:** 12'7" x 7'11" (3.84m x 2.41m)  
Radiator, Double glazed window, Coved ceiling.

**Family Bathroom:** Spacious five piece bathroom comprising; Panelled corner bath, Separate shower cubicle, Low flush WC, Pedestal wash basin, Bidet, Double glazed window, Tiled walls, Radiator.

**Bedroom 2:** 12'8" x 12'7" (3.86m x 3.84m)



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Double glazed window, Radiator, Open archway to:-

**En-Suite 2:** Comprising; Shower cubicle, Pedestal wash basin, Radiator, Half tiled walls, Extractor fan.

**Bedroom 3:** 12'11" x 9'7" (3.94m x 2.92m)  
Double glazed window, Coved ceiling, Radiator.

**Bedroom 5:** 11'3" x 9'3" (3.43m x 2.82m)  
Radiator, Double glazed window, Coved ceiling.

## Outside

**Front Garden:** Brick/block paved driveway, Lawned, Numerous established plants, shrubs and trees complimenting the superb level of privacy.

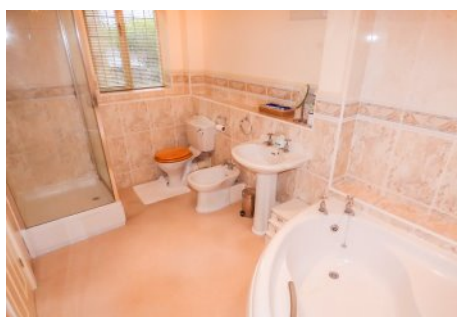
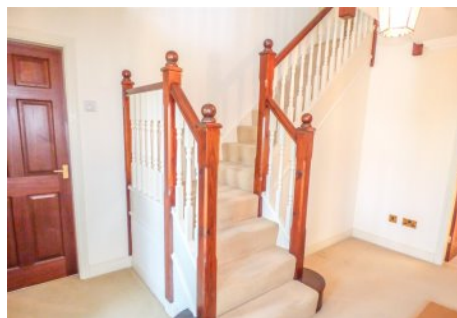
**Rear Garden:** South facing with a superb level of privacy, Lawned with flowerbeds to border, Established trees and shrubs.

**Double garage:** Detached brick double garage, Light and power, Remote controlled up and over door. Ample additional parking to brick paved forecourt and driveway.

**Heating:** Gas central heating (NOT TESTED).

**Directions:** From our Blackpool office turn right and travel the short distance to Devonshire Square and turn right into Newton Drive. Proceed along through the traffic lights and continue up to the main roundabout and continue straight across. Take the second turning on the right into Heron Way. Follow the road around until you see Plovers Way on your right.

**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.



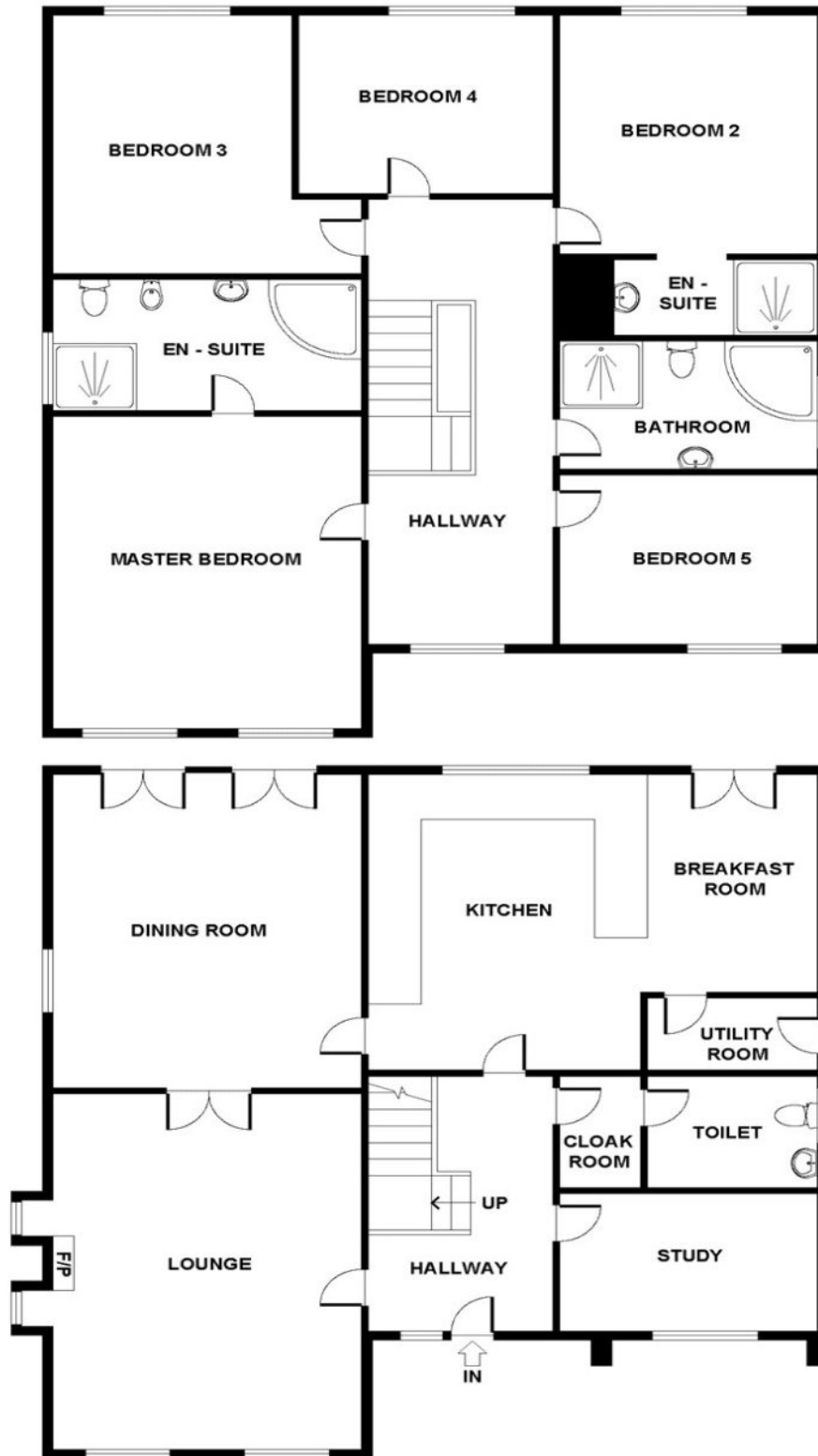
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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**Please note:** The floorplan is provided free with our compliments as a guide and for your reference. It should only be used as a representation of the layout of the property. We do not guarantee that it has been drawn accurately to scale. Where accurate measurements are required measurements should be taken.