



Blackpool Office
29 Whitegate Drive, Blackpool, FY3 9AA
T: 01253 398 498
E: blackpool@mcdonaldproperty.co.uk

Bispham Office
81-83 Red Bank Road, Bispham, FY2 9HZ
T: 01253 351 467
E: bispham@mcdonaldproperty.co.uk

www.mcdonaldproperty.co.uk

Orchard End, Pool Foot Lane, Poulton-Le-Fylde, FY6 8LY

To book your viewing telephone
McDonald Estate Agents.

Day/Date:
Time:

£730,000

A magnificent family residence designed and built in a period style for the current owner at the turn of this Millennium. The property oozes quality throughout every inch, including THE most stunning recently fitted kitchen, and is delightfully positioned down a prestigious country lane, with open aspects to front and rear, yet within easy reach of Poulton and the motorway network. An outstanding example - absolutely needs to be seen.

PART EXCHANGE WILL BE CONSIDERED



- Four double bedrooms - en-suite shower and dressing room to master.
- Well proportioned reception rooms.
- Stunning contemporary kitchen with centre island.
- Beautifully maintained gardens.
- Double glazing; Gas central heating.
- Double garage, and plenty of parking.
- Prestigious location.
- Finished to an exacting standard

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Hall: Built in storage/cloaks cupboard, Display shelving, Ornate ceiling cornice, Recessed low voltage lighting, Marble tiled floor, Oak spindled staircase leading to the first floor, Column style radiator, Double glazed door.

Ground Floor WC: Contemporary style two piece suite comprising low flush WC, Circular vanity wash basin, Ceramic tiled floor, Double glazed sliding sash window with feature shutter style blinds.

Lounge: 21'10" x 16' (6.65m x 4.88m)

Feature modern recessed remote control fireplace, Ornate ceiling cornice, TV point, Wood finish floor, Sliding sash double glazed window, and double glazed French doors to the rear garden, Two column style radiators.

Dining Room: 16'7" x 14'1" (5.05m x 4.3m)

Twin built in corner display units with glazed doors, Ornate ceiling cornice, Oak flooring, Two double glazed sliding sash windows to the front elevation giving open aspect views, Column style radiator.

Study: 13'4" x 11' (4.06m x 3.35m)

Built in office storage cupboard with drawer unit below, Ornate ceiling cornice, Recessed low voltage lighting, Oak flooring, Double glazed sliding sash windows giving views over the gardens and open aspects beyond, Column style radiator.

Kitchen: 16'5" x 15'6" (5m x 4.72m)

A breathtaking recently fitted kitchen, with a comprehensive range of wall and base units and island with 'Dekton' work surfaces and concealed remote control lighting, Contrasting low level breakfast bar, Split level 'Siemens' twin ovens and induction hob, Recessed one and a half bowl sink with a 'Zip' tap - affording both instant boiling water and chilled filtered water, Integrated full height 'Siemens' fridge and separate freezer, Integrated dishwasher, Ceramic tiled floor, UPVC double glazed sliding patio doors with remote control 'Vision' blinds, giving views over the rear garden and open aspects beyond, Double glazed door.

Utility Room: 6'2" x 5'6" (1.88m x 1.68m)

Plumbed for a washer, Recessed low voltage lighting, Ceramic tiled floor, Gas central heating boiler, Double glazed sliding sash windows.

First Floor

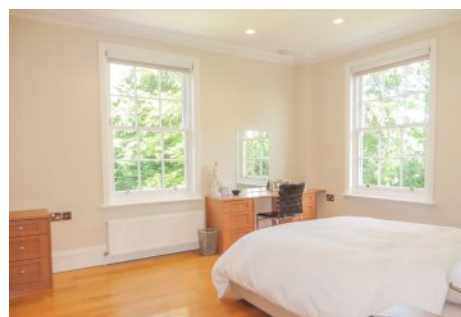
Landing: Built in storage cupboard, Ornate ceiling cornice, Recessed low voltage lighting, Loft access, Double glazed sliding sash window, Radiator.

Master Bedroom: 15'10" x 15'7" (4.83m x 4.75m)

Ornate ceiling cornice, Recessed low voltage lighting, Two double glazed sliding sash windows to the rear elevation giving fabulous views over the rear garden and open aspects down toward the River Wyre, Column style radiator, Archway to :-

Dressing Area: 9'4" x 5'8" (2.84m x 1.73m)

Range of fitted built in shelving, hanging space and drawer units, Double glazed window, Radiator, Door through to :-



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En-Suite: A spacious en-suite comprising: . Twin vanity wash basins, with marbled splash backs and limestone roll edge surfaces, Low flush WC, Tiled floor, Recessed low voltage lighting, Towel heater radiator, Double glazed window, Open to the separate walk in wet room shower area.

Bedroom 2: 15'7" x 12'7" (4.75m x 3.84m)

Ornate ceiling cornice, Oak flooring, Recessed low voltage lighting, Double glazed sliding sash windows, Radiator.

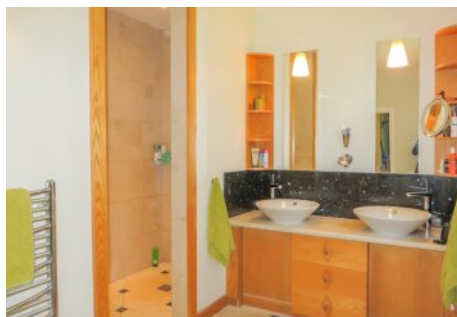
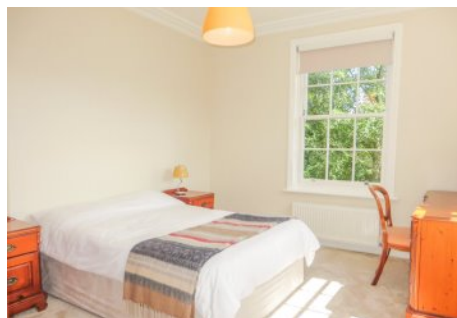
Bedroom 3: 14'1" x 10'2" (4.3m x 3.1m)

Built in wardrobe, Ornate ceiling cornice, Recessed low voltage lighting, Double glazed sliding sash windows, Radiator.

Bedroom 4: 13'6" x 10'10" (4.11m x 3.3m)

Ornate ceiling cornice to ceiling, Double glazed sliding sash windows, Radiator.

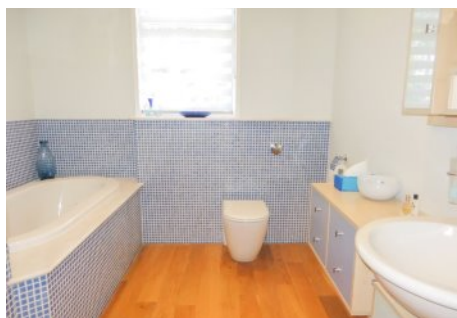
Family Bathroom: A lovely modern style four piece suite comprising; Featured tiled in bath with wall mounted controls and a separate hand held shower, Separate step in shower, Integrated WC, Vanity wash basin, Oak flooring, Double glazed sliding sash windows, Towel heater radiator.



Outside

Front: Mainly lawned with numerous mature shrubs and trees.

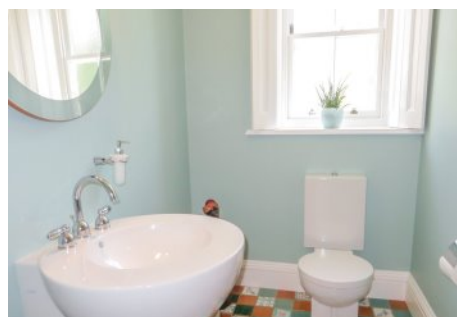
Rear: A beautiful landscaped rear garden around 70' in length. A combination of lawn and patio areas, with borders containing mature shrubs, plants and trees. The rear is open plan giving a visual borrowed space effect, which affords a delightful rear aspect down toward the River Wyre.



Parking: Brick built double garage with light power and water, measuring over 18' x 18', with remote control door, and a further workshop/utility area. The garage is accessed by a recently laid Tarmac driveway which runs virtually the length of the plot to a turning area.

Heating: Gas central heating (NOT TESTED).

Directions: Leave Poulton town centre along Breck Road and at the roundabout turn right into Mains Lane. Continue through the first set of traffic lights, and at the second set turn immediately left into Pool Foot Lane.



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+) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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