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**38 Admiral Point, Queen's Promenade,
FY2 9GL**

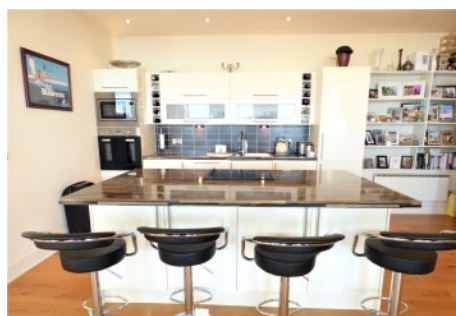
To book your viewing telephone
McDonald Estate Agents.

Day/Date:

Time:

£239,950

Without doubt one of the finest apartments in this prestigious grade II listed Promenade development, this second floor home boasts a contemporary style living space measuring 33'5 x 24'6, three bedrooms, two bathrooms and the most breathtaking views over the coastline. Immaculate throughout, needs to be seen to be appreciated.



- Character property with traditional features
- Three bedrooms - en-suite to master
- Huge open plan Living Area
- Modern style Bathroom and Kitchen
- Lift; Communal gardens
- Allocated Parking

Communal Entrance: Lift and stairs to all floors.

Private Entrance

Hall: Walk in cupboard with plumbing for washing machine, Wood finish flooring, Electric wall heater, Double doors to:-

Open Plan Living Area : 33'5" x 24'6" (10.19m x 7.47m)

Successfully selling property since 1948.

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Lounge Area: Wood finish flooring, TV point, Secondary glazed sash windows overlooking the seafront, Electric wall heater.

Kitchen Area: Beautiful modern fitted wall and base cupboard units with gloss finish worktops and island unit forming a breakfast bar, Integrated split level oven and hob, Integrated microwave and dishwasher, One and a half bowl stainless steel sink with mixer tap, Low level lighting, Wood finish flooring.

Bedroom 1: 17'2" x 17'1" (5.23m x 5.2m)
Coved ceiling, Walk in wardrobe, TV point, Secondary glazed sash windows, Electric wall heaters.

En-Suite: Modern three piece bathroom comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Part tiled walls, Tiled floor, Secondary glazed sash window, Electric towel heater, Electric wall heater.

Bedroom 2: 17' x 8'9" (5.18m x 2.67m)
Secondary glazed windows, Electric wall heater.

Bedroom 3: 13'2" x 10' (4.01m x 3.05m)
Wood finish flooring, Secondary glazed sash windows, Electric wall heater.

Bathroom: Modern style three piece bathroom suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Part tiled walls, Tiled floor, Recessed low voltage lighting, Extractor fan, Electric towel heater, Electric wall heater.

Outside

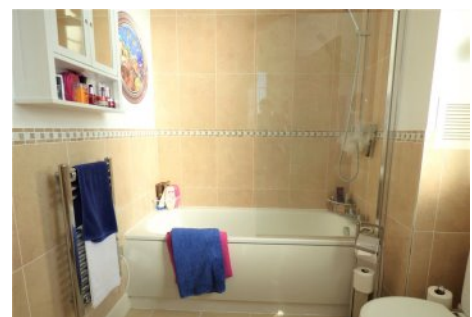
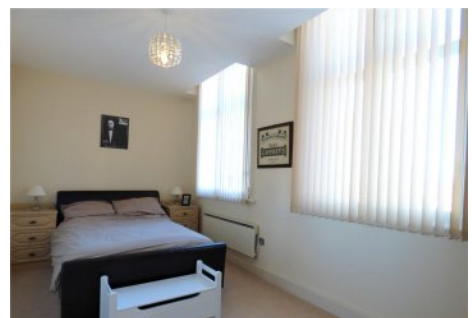
Gardens: Communal gardens.

Parking: Parking space to the front of the property.

Heating: Electric heating (NOT TESTED).

Directions: From Red Bank Road proceed to the seafront and turn left onto Queen's Promenade. Admiral Point is a short distance along on the left hand side.

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 &**



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | | |
| (39-54) E | 45 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

**Are YOU thinking of selling?
Call McDonald Estate Agents NOW, for your
FREE market appraisal.**

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