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**166 Highcross Road,
Poulton-Le-Fylde, FY6 8DA**

To book your viewing telephone
McDonald Estate Agents.

Day/Date:
Time:

£249,950

A traditional stone bay Semi that has been skilfully transformed over the years by the current owner to create a wonderful, immaculately presented Family Home. Hugely sought after address, early viewing is going to be vital.



- Two Reception rooms; Modern style Kitchen
- Three Bedrooms; Modern style Bathroom
- UPVC double glazing; Gas central heating
- Gardens - Westerly facing to the rear
- Large Garage and additional parking



Hall: Coved ceiling, Meter cupboard, Understairs storage, UPVC double glazed window and door, Radiator.

Lounge: 14'3" x 11' (4.34m x 3.35m)
Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Dining Room: 14'5" x 11' (4.4m x 3.35m)
Coved ceiling, UPVC double glazed doors to rear garden, Radiator.



Successfully selling property since 1948.

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Kitchen: 18'6" x 7'9" (5.64m x 2.36m)

Stunning range of modern fitted wall and base cupboard units with complementary roll edge worktops, One and a half bowl stainless steel sink with mixer tap, Integrated fridge freezer, Gas cooker point with extractor, Two integrated microwaves, Integrated washing machine, Instant boiling water tap, Tiled floor, Two UPVC double glazed windows, UPVC stable door, Radiator.

First Floor

Landing: UPVC double glazed window, Loft access.

Bedroom 1: 14'1" x 11' (4.3m x 3.35m)

Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 2: 14'7" x 11' (4.45m x 3.35m)

Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 3: 7'5" x 6'4" (2.26m x 1.93m)

Coved ceiling, UPVC double glazed window, Radiator.

Bathroom: Superb spacious modern style three piece bathroom comprising; Panelled bath with shower over, Vanity wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed windows, Towel heater radiator.

Loft Room: 16'7" x 12'1" (5.05m x 3.68m)

Two Velux windows.

Outside

Front: Paved.

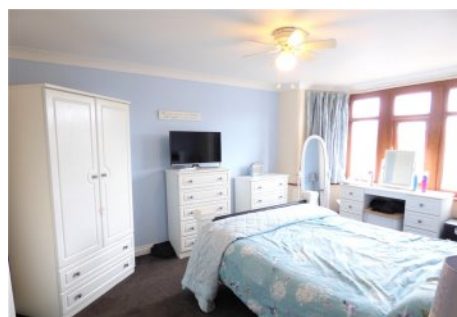
Rear: Westerly facing approximately 50' in length, A combination of lawn and imprinted concrete areas.

Parking: Large brick garage with light and power, private driveway and additional parking to the front.

Heating: Gas central heating (New boiler installed December 2019).

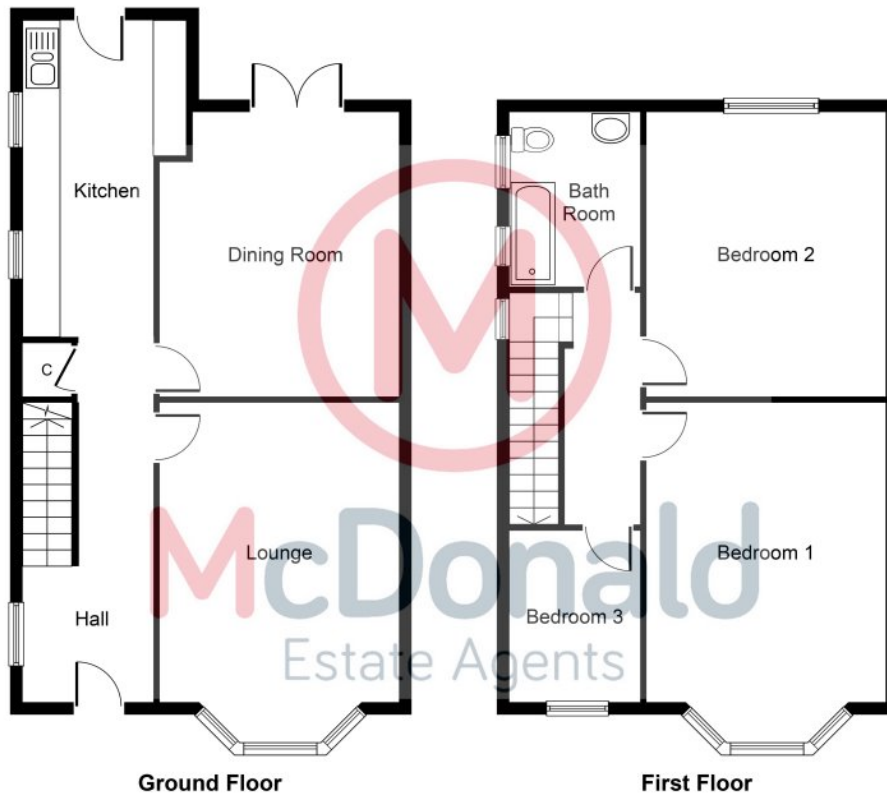
Directions: Proceed out of Poulton centre along Hardhorn Road. Continue through the traffic lights with Garstang Road, and take the third right into Highcross Road.

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		77
(55-68)	D	64	
(39-54)	E		
(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.**



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.