



21 Lowstead Place,
Blackpool, FY4 3LG

£109,950

This is an end garden terraced house where the accommodation is particularly spacious throughout.

There are two **DOUBLE** bedrooms, with the main bedroom impressively measuring over 16ft x 10ft, while the second bedroom is also generously proportioned at over 12ft x 9ft. In addition, there is a generous lounge, fitted dining kitchen and family bathroom.

Other appealing features include gas central heating, UPVC double glazing and the benefit of a pleasant cul-de-sac location.

- Two **DOUBLE** bedrooms
- Modern bathroom
- Lounge
- Fitted **DINING** kitchen
- UPVC double glazing
- Gas central heating
- Gardens front and rear

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- Cul-De-Sac location

Ground Floor:

Hall: Staircase, Radiator, Meter cupboard, UPVC double glazed window.

Lounge: UPVC double glazed window, Radiator, Lovely feature fireplace with wooden fire surround and open hearth.

Dining Kitchen: 16'2" x 7'11" (4.93 m x 2.41 m) Modern range of fitted wall and base cupboard units, Complimentary 'oak block' worktops, Stainless steel sink, Two UPVC double glazed windows and rear door, Plumbed for automatic washer, Understairs store, Radiator, Built in Oven, Hob and Feature cylindrical extractor,

First Floor:

Bedroom 1: 16'4" x 10'2" (4.98 m x 3.10 m) UPVC double glazed window, Walk in wardrobe also housing the gas central heating boiler.

Bedroom 2: 12'11" x 9'5" (3.94 m x 2.87 m) UPVC double glazed window, Radiator.

Bathroom: Comprising Panelled bath with overhead shower and screen, Pedastal wash hand basin, Low flush wc, Tiled walls, UPVC double glazed window, Heated towel rail/radiator.

Front Garden: Tarmacadem path, large flowered bed with established tree.

Rear Garden: Paved / Part Stone gravelled, Established flower bed, Excellent level of privacy.

Heating: Gas central heating (NOT TESTED)

Council Tax: Band B / For the period 2026/7 the charges are £1954.73

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



Directions: From the promenade in south shore, travel over the bridge into Harrowside heading inland, over the traffic lights onto Highfield Road, after crossing the traffic lights with St Annes Road take the seventh right into Lowstead Place.

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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Lowstead Place

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