



18 Sharow Grove, Blackpool,
FY1 5ND

£159,950

***** STUNNING..... SIMPLY, STUNNING ! *****

This beautifully presented semi-detached home is a real credit to the present owners. **SIMPLY STUNNING** throughout, the property has been stylishly modernised and finished with a contemporary eye for detail.

The accommodation includes a **STYLISH FITTED BREAKFAST KITCHEN** with integrated appliances, which opens directly into the dining room, creating a superb space for both everyday living and entertaining.

There is also a **NEWLY FITTED MODERN BATHROOM**, **UPVC double glazing** and **gas central heating**, together with a lovely lounge featuring a striking **MEDIA WALL AND FEATURE INTEGRAL FIRE**.

To the rear, the property benefits from a **SUNNIER SOUTH-FACING ASPECT**, providing an excellent outdoor space and plenty of natural light.

Don't hesitate with this one — properties presented to this standard are sure to attract considerable interest. Book your viewing as soon as possible!

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- **STUNNING semi-detached**
- **THREE bedrooms**
- **STYLISH breakfast kitchen**
- **Integrated appliances**
- **MODERN bathroom**
- **UPVC double glazed**
- **Gas central heating**
- **SOUTH facing rear.**
- **A MUST SEE..!**



Hall: Meter cupboard, Double glazed composite door and window, Karndean flooring, Understairs storage, Radiator.

Lounge: 13'9" x 11'0" (4.19 m x 3.35 m) Media wall with beautiful integrated feature fire, Coved ceiling, Karndean flooring, UPVC double glazed bay window, Radiator.

Dining Kitchen: Beautiful open plan space with Karndean flooring throughout.

...Dining Area: 13'3" x 11'0" (4.04 m x 3.35 m) UPVC double glazed patio doors to the rear garden, Radiator. Directly open to:-

...Kitchen Area: 8'11" x 6'2" (2.72 m x 1.88 m) Stylish range of fitted wall and base cupboard units, Complementary worktops and breakfast bar, Colour coordinated sink, Built in oven and hob with extractor hood, Integrated fridge and freezer, Part tiled walls, UPVC double glazed window.

First Floor:

Landing: Loft access, Picture rail, UPVC double glazed window.

Bedroom 1: 11'5" x 10'9" (3.48 m x 3.28 m) Feature wall with built in wardrobes, UPVC double glazed window, Radiator.

Bedroom 2: 13'3" x 10'9" (4.04 m x 3.28 m) UPVC double glazed window, Radiator.

Bedroom 3: 7'5" x 6'0" (2.26 m x 1.83 m) UPVC double glazed window, Double radiator.

Bathroom: Stunning three piece bathroom comprising; Combination 'P' shaped panelled bath with overhead shower and screen, Floating vanity wash basin, Low flush WC, Tiled floor and walls, Simply beautiful tiled walls and floor, UPVC double glazed window, Heated towel rail/radiator.

Outside:

Front: Forecourt garden.

Rear: Sunnier south facing aspect, Stone paved patio, Artificial lawn area, Brick outbuilding.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold.
Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1954.73 (2026/27)

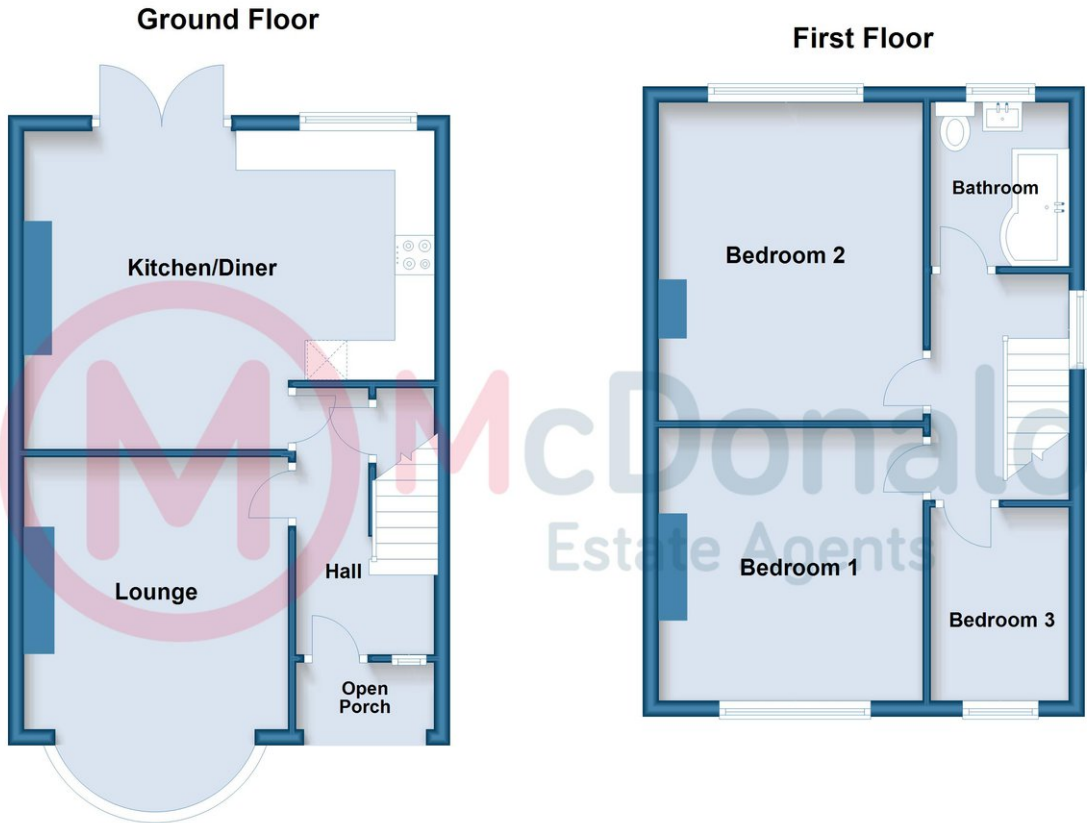


Directions: Travel south along Whitegate Drive, take the 12th right turn into Condor Grove, At the traffic lights turn left into Park Road. Sharow Grove is the first turning on your right hand side.

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 & 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		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Sharow Grove

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