



**17 Lunedale Avenue, Blackpool,
FY1 6LL**

£155,000

This mid-garden terraced house offers far more accommodation than first meets the eye, having been extended to both the rear and into the loft space to create a surprisingly spacious family home.

The first floor provides THREE bedrooms and a modern family bathroom, whilst the large LOFT ROOM offers valuable additional space, ideal as a home office, hobbies room or occasional guest accommodation.

To the ground floor are TWO reception rooms, a stylish fitted kitchen, separate utility room and a second shower room, providing excellent flexibility for modern family living.

Externally, there are extensive rear gardens approximately 80ft long. At the bottom of the garden is a summer house with its own WC, making it ideal as a home office, studio, games room or entertaining space.

A superb home offering significantly more space and versatility than its appearance would suggest.

- **THREE bedrooms PLUS LOFT**
- **TWO bathrooms**
- **STYLISH fitted kitchen**

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McDonald

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Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498

sales@mcdonaldproperty.co.uk

www.mcdonaldproperty.co.uk



- **Separate UTILITY**
- **UPVC double glazing**
- **Gas central heating**
- **Gardens approx. 80ft**

Hall: Double glazed composite front door and UPVC double glazed window, Meter cupboard, Staircase, Understairs storage, Radiator.

Lounge: 13'2" x 10'1" (4.01 m x 3.07 m) Feature fireplace with living flame coal effect gas fire, Wood effect laminate flooring, Coved ceiling, UPVC double glazed bay window, Double radiator.

Second Lounge: 16'0" x 13'11" (4.88 m x 4.24 m) Coved ceiling, Luxury vinyl tiled flooring, Radiator. Open archway to:-

Dining Kitchen: 9'2" x 9'0" (2.79 m x 2.74 m) Stylish range of high gloss fitted wall and base cupboard units, Complementary worktops, Built in oven and hob with extractor hood, Dishwasher, Stainless steel sink, Half tiled walls, Luxury vinyl tiled flooring, UPVC double glazed window.

Utility Room: Comprising; Fitted wall units, Roll edge worktops, Plumbed for washing machine, Wood effect laminate flooring, UPVC double glazed rear door.

Shower/WC: Comprising; Shower cubicle, Low flush WC, Wash basin, Tiled walls, Wood effect laminate flooring.

First Floor:

Landing.

Bedroom 1: 13'6" x 9'6" (4.11 m x 2.90 m) Fitted wardrobes, Coved ceiling, UPVC double glazed bay window, Double radiator.

Bedroom 2: 13'5" x 9'3" (4.09 m x 2.82 m) Fitted wardrobes to alcoves, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 3: 6'8" x 5'10" (2.03 m x 1.78 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Vanity wash basin, Low flush WC, Built in cupboard housing combi gas central heating boiler, Panelled walls, Two UPVC double glazed windows, Radiator.

Second Floor:

Loft Room (Bedroom 4): 14'9" x 14'4" (4.50 m x 4.37 m) Double glazed skylight window.



Outside:

Rear: Approximately 65ft in length. Stone paved patio, Timber decking, Artificial lawn leading to:-

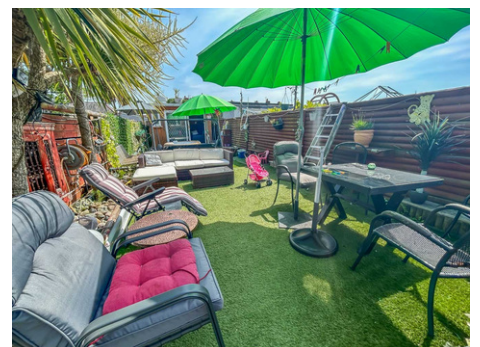
Summer House: 11'3" x 9'2" (3.43 m x 2.79 m) UPVC double glazed patio doors, Timber panelled walls, Incorporating:-

WC: Low flush WC, Vanity wash basin, UPVC double glazed window.

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 - A £1675.48 (2026/27)



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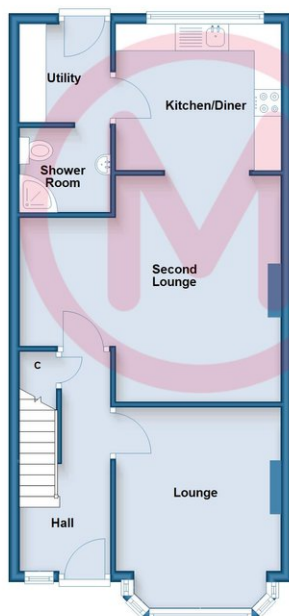
Directions: Proceed in a southerly direction along Whitegate Drive through the traffic lights at Forest Gate. Proceed to the next set of traffic lights and turn right into Condor Grove. Continue along Condor Grove crossing over the junction onto Palmer Avenue. Turn right onto Central Drive then take the third right turn into Eaton Avenue. Lunedale Avenue 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.

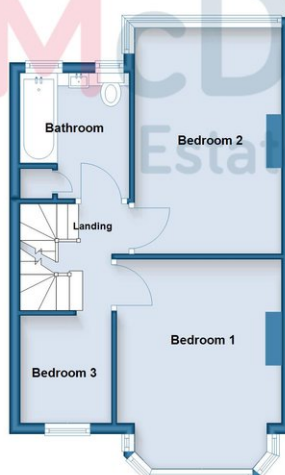
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

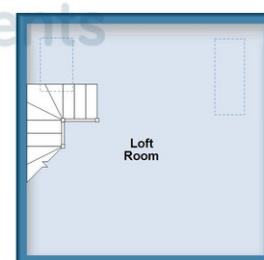
Ground Floor



First Floor



Second Floor



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Lunedale Avenue

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