



29 Sandpiper Close, Herons Reach,  
Blackpool, FY3 8FJ

**£138,950**

**\*LOCATION LOCATION LOCATION \***

This modern style Mews house is in a great spot, with a beautiful South Westerly facing rear aspect overlooking the scenic nature trail around the De Vere Hotel / Blackpool Zoo, and within easy reach of Victoria Hospital and the award-winning Stanley Park. A perfect First Time Buy or downsize sold with NO ONWARD CHAIN.

- Lounge
- Dining Kitchen
- Two Bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Gardens - South Westerly facing rear
- Parking
- Stunning outlook

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**Lounge:** 12'0" x 12'10" (3.66 m x 3.91 m) Feature fireplace with inset electric fire, Coved ceiling, TV point, UPVC double glazed door, UPVC double glazed window, Radiator.

**Dining Kitchen:** 12'10" x 8'5" (3.91 m x 2.57 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, One and a half bowl sink with mixer tap, Plumbed for washing machine, UPVC double glazed window, Double glazed patio doors to rear garden, Radiator.



**First Floor:**

**Landing:** Radiator.

**Bedroom 1:** 12'10" x 11'6" (3.91 m x 3.51 m) Fitted wardrobes, Built in cupboard, Loft access, UPVC double glazed window, Radiator, TV point.



**Bedroom 2:** 9'0" x 6'4" (2.74 m x 1.93 m) UPVC double glazed window, Radiator.

**Bathroom:** Three piece suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, UPVC double glazed window, radiator.



**Outside:**

**Front:** Off street parking to the front.

**Rear:** A lovely South Westerly facing rear garden, Paved and gravelled for ease of maintenance with established shrubs.

**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:** Traveling along Newton Drive, straight ahead at the roundabout, (near Victoria Hospital) and then take the second right into Heron Way, first right into Plovers Way and finally second right into Sandpiper Close.

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**Ground Floor**



**First Floor**



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Plan produced using PlanUp.

**Sandpiper Close**

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