



**35 Loxley Place East, Whiteholme,
Thornton-Cleveleys, FY5 3JU**

£119,950

Tucked away in an ever sought after cul-de-sac location, yet still less than 200 metres from bus routes to Cleveleys and Blackpool, this True Bungalow could benefit from some updating but is ideal for any buyer looking for cost effective ground level accommodation.
Sold with NO ONWARD CHAIN.

- Porch
- Lounge
- Double bedroom
- Kitchen
- Bathroom
- Gas central heating
- UPVC double glazing
- Front and rear gardens
- Parking and possible Garage space

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McDonald

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Porch: Meter cupboard, UPVC double glazed windows and door.

Lounge: 13'8" x 12'6" (4.17 m x 3.81 m) Recessed living flame effect fire, UPVC double glazed window, Radiator.

Inner Hall: Loft access.

Kitchen: 13'0" x 8'3" (3.96 m x 2.51 m) Wall and base cupboards with complementary roll edge worktops, Built in oven and hob with extractor, Integrated fridge freezer, Plumbed for washing machine, Single drainer sink with mixer tap, UPVC double glazed window and door, Radiator.

Bedroom: 12'6" x 10'0" (3.81 m x 3.05 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.

Outside:

Front: Mainly gravelled.

Rear: Mainly concreted, Large timber shed/workshop (11'9" x 10').

Parking: Private drive and possible garage space.

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: From our office on Red Bank Road travel inland along Red Bank Road. Straight ahead through the village to Ashfield Road and turn left, follow the road around to Whiteholme, turning left after Blackpool and Fylde College into Whiteholme Road and finally first right into Loxley Place East.

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		78
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



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Plan produced using PlanUp.

Loxley Place

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