



51 Kendal Avenue, Blackpool,
FY3 7LG

£124,950

***** ATTENTION INVESTORS / DEVELOPERS *****

This **EXTENDED** semi-detached house affords excellent potential as it requires further modernisation throughout. In brief, there are **THREE** reception areas, where the 3rd would be ideal to extend the kitchen area, **THREE** bedrooms, where the third, whilst a single, measures a reasonable 7ft 8" x 6ft 7" and a larger than average plot, as its sits on an internal corner. Available with no onward chain.

- DEVELOPEMENT POTENTIAL
- THREE Bedrooms
- THREE receptions
- FITTED kitchen
- Bathroom; Separate WC
- DOUBLE glazing; Gas central heating
- LARGE plot
- Garage / Parking

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Parking: Detached sectional concrete garage access via shared driveway. Possible off street parking to the front.

Hall: Spindled staircase, Wood effect laminate flooring, Double glazed windows, Double radiator.

Lounge: 13'5" x 10'3" (4.09 m x 3.12 m) Feature fireplace with fire surround, Composite marble inset and hearth, Coved ceiling, Double glazed bay window, Double radiator. Open directly to:-

Dining Room: 11'11" x 10'3" (3.63 m x 3.12 m) Coved ceiling, Wood effect laminate flooring, Double glazed window and patio door to rear garden, Double radiator.

Inner Hall: Understairs storage, Radiator.

Kitchen: 8'5" x 7'1" (2.57 m x 2.16 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven, hob and extractor hood, Part tiled walls. Open to:-

Breakfast Room: 9'5" x 6'2" (2.87 m x 1.88 m) Double glazed window, Double radiator, Double doors to the rear garden.

First Floor:

Bedroom 1: 13'1" x 9'10" (3.99 m x 3.00 m) Wood effect laminate flooring, Double glazed bay window, Double radiator.

Bedroom 2: 11'10" x 9'10" (3.61 m x 3.00 m) Built in wardrobes with mirrored doors, Double glazed window, Radiator.

Bedroom 3: 7'8" x 6'9" (2.34 m x 2.06 m) Picture rail, Double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Separate shower cubicle, Pedestal wash basin, Part tiled walls, Double glazed window, Double radiator.

Separate WC: Low flush WC, Double glazed window.



Outside:

Front: Mainly tarmacadam with flowerbed.

Rear: Mainly lawned, Timber deck, Flowerbed to border, Second raised timber deck area.

Garage: Double concrete sectional garage, Access via shared driveway.

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 - C £2024.00 (2024/25)



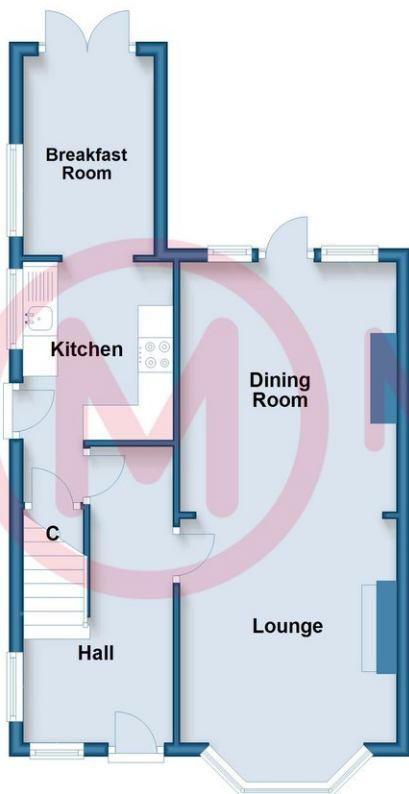
Directions: Head north along Whitegate Drive. At the lights at the end turn right into Newton Drive. Continue up to the roundabout and exit first left into St.Walburgas Road. At the next roundabout, take the fourth exit right into Poulton Road. Take the first left into Poulton Old Road. Follow the road, bearing right and turn 3rd left into Kendal Avenue.

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.

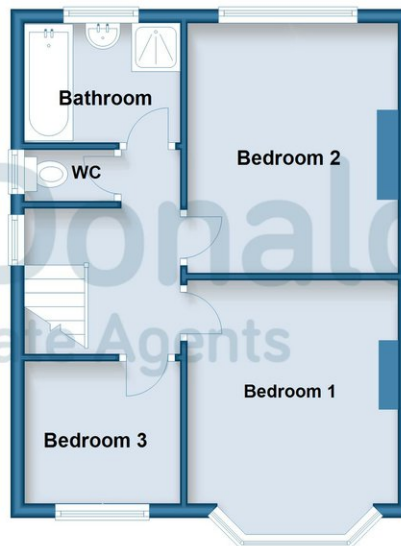
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Kendal Avenue

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