



3 Myrtle Avenue, Thornton-Cleveleys,
FY5 2ZD

£199,950

****CALLING INVESTORS****

To be sold with **TENANT IN SITU** (we are informed currently paying £1050 pcm)

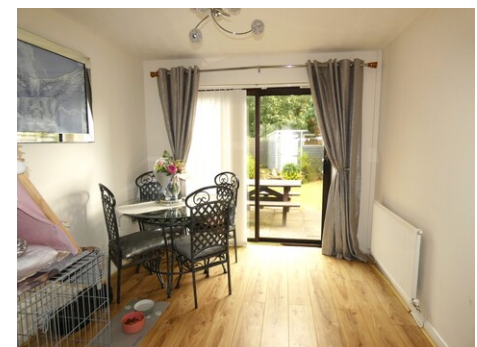
A Detached family home occupying a really lovely spot with a Southerly facing rear, backing on to the original Pheasant Wood.

- Three Reception Rooms
- Kitchen
- Utility
- Three Bedrooms - one with en-suite
- Bathroom
- Gardens - Southerly facing rear



McDonald
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Hall: Double glazed door.

WC: Low flush WC, Wash basin, Double glazed window.

Lounge: 15'9" x 11'9" (4.80 m x 3.58 m) Fireplace, TV point, Double glazed window, Radiator. Arch to:-

Dining Room: 10'4" x 9'0" (3.15 m x 2.74 m) Wood effect laminate flooring, Double glazed doors, Radiator.

Kitchen: 11'0" x 9'0" (3.35 m x 2.74 m) Wall and base cupboard units with complementary roll edge worktops, Electric cooker point, One and a half bowl stainless steel sink with mixer tap, Plumbed for washing machine and dishwasher, Radiator.

Second Lounge: 13'0" x 7'8" (3.96 m x 2.34 m) Double glazed window.

Utility Room: 7'8" x 6'2" (2.34 m x 1.88 m) Double glazed window.

First Floor:

Bedroom 1: 14'4" x 11'9" (4.37 m x 3.58 m) Double glazed window, Radiator.

En-Suite: () Comprising; Low flush WC, Step in shower, Wash basin, Double glazed window.

Bedroom 2: 11'9" x 10'8" (3.58 m x 3.25 m) Double glazed window, Radiator.

Bedroom 3: 8'5" x 7'9" (2.57 m x 2.36 m) Built in cupboard, Double glazed windows, Radiator.

Bathroom: () Comprising; Panelled bath, Pedestal wash basin, Low flush WC, Built in cupboard, Double glazed window, Radiator.

Outside:

Front: Open plan front.

Rear: A lovely Southerly facing rear garden, lawned with paved patio area and established borders.

Parking: Off street parking to front.

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 - D £2,227.73 (2024/25)

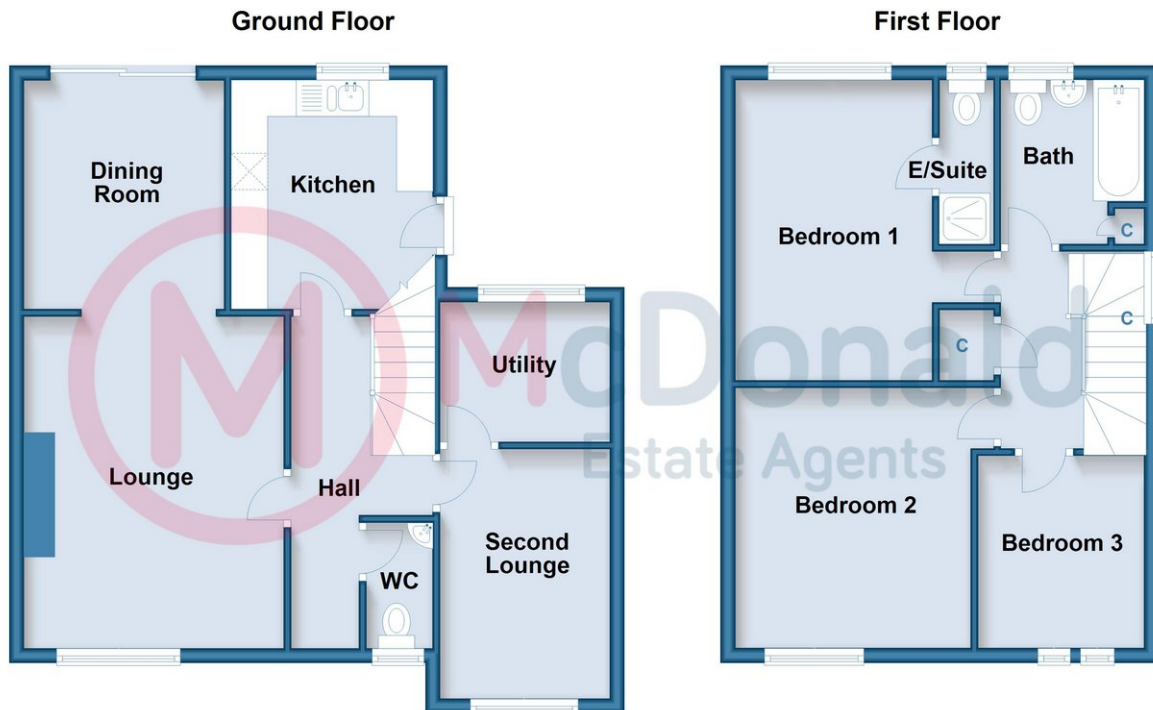


Directions: Take Amounderness way heading north and travel for some distance, at the traffic lights with Bourne Way turn right, then first left into Pheasants Wood and finally second left into Myrtle Avenue.

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		84
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Plan produced using PlanUp.

Myrtle Avenue

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 your FREE market appraisal.

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