



32 Maitland Avenue, Cleveleys,
FY5 3JR

£139,995

***** SPACIOUS MID GARDEN TERRACE NEAR CLEVELEYS CENTRE *****

This a well-presented and **SPACIOUS** mid garden terraced house with two **SEPARATE** reception rooms **PLUS** a modern **FITTED** kitchen **EXTENDING** to the rear. There are also **THREE** bedrooms and **MODERN** bathroom. Additional features include the **UPVC** double glazing, gas central heating, sunnier **SOUTH** facing rear along with invaluable off-street **PARKING**.

The property is conveniently located within just 0.4 miles of **CLEVELEYS** centre with a wealth of shops and amenities and just 0.3 miles of the **PROMENADE**.
Available with no onward chain.

- THREE bedrooms
- Two **SEPARATE** receptions
- **MODERN** fitted kitchen
- **MODERN** bathroom
- **UPVC** double glazing
- Gas central heating



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- SOUTH to the rear
- Off street PARKING
- Well presented throughout
- Just 0.3 miles to the PROMENADE

Hall: Staircase, Wood effect laminate flooring, Meter cupboard, Understairs storage, Double glaze window and front door, Radiator.

Lounge: 13'6" x 10'5" (4.11 m x 3.17 m) Coved ceiling, UPVC double glazed window, Radiator.

Dining Room: 13'4" x 12'4" (4.06 m x 3.76 m) Feature open fireplace with solid fuel burner recessed to chimney breast, UPVC double glazed windows and patio doors to rear garden, Radiator.

Kitchen: 12'7" x 6'1" (3.84 m x 1.85 m) Modern range of stylish wall and base cupboard units, Complementary worktops, Colour coordinated one and a half bowl sink, Free standing 5 ring hob and oven (subject to negotiation) with overhead extractor, Part tiled walls, Wood effect laminate flooring, UPVC double glazed windows and rear door, Radiator.

First Floor:

Landing:

Bedroom 1: 14'1" x 10'5" (4.29 m x 3.17 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 12'3" x 10'8" (3.73 m x 3.25 m) UPVC double glazed window, Radiator.

Bedroom 3: 7'8" x 6'3" (2.34 m x 1.90 m) UPVC double glazed window, Radiator.

Bathroom: Modern three piece bathroom in white comprising; 'P' shaped combination bath and overhead shower with screen, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Heated towel rail/radiator.

Outside:

Front: Sunnier south facing aspect, Mostly paved with raised flowerbed.

Parking: Off street parking to the 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 - B £1771.00 (2024/25)



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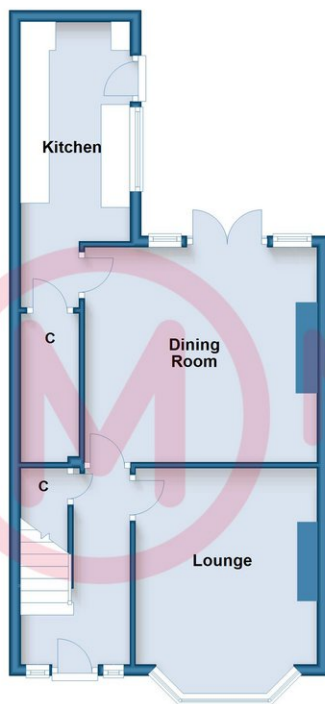
Directions: Travel north towards Cleveleys along the Queens Promenade. After crossing the tram tracks take the second right into Anchorsholme Lane East. First left into St. Georges Avenue and first left again into Maitland Avenue.

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			

Ground Floor



First Floor



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Maitland Avenue

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