



18 Milton Avenue, Stanley Park,
Blackpool, FY3 8LY

£420,000

This **DISTINCTIVE** detached residence offers impressive levels of accommodation throughout with **AMAZING** west facing rear gardens around 90ft long.

- **FOUR DOUBLE** bedrooms
- **LARGE** lounge
- **Dining Area**
- **Office**
- **OUTSTANDING** gardens
- **AMPLE** parking
- **Bathroom PLUS** en-suite
- **PRIME** location
- **No chain**
- **Within 100 yards of STANLEY PARK**

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Vestibule: Meter cupboard, Stone tiled floor, UPVC double glazed front door and window.

Hall: Staircase, Cloaks cupboard, Understairs storage cupboard.

Ground Floor WC: Low flush WC, Vanity wash basin, Part tiled walls to basin area, Double glazed window.

Office: 10'2" x 9'2" (3.10 m x 2.80 m) Double glazed window.

Kitchen: 16'9" x 11'10" (5.10 m x 3.60 m) Fitted wall and base cupboard units, One and a half bowl colour coordinated sink, Built in oven and hob with extractor hood, Stainless steel sink, Plumbed for washing machine and dishwasher, Vented for dryer, Tiled floor, Gas fired boiler for warm air heating system, Double glazed window and side door, Second stainless steel sink. Directly open to:-

Dining Area: 12'2" x 9'10" (3.70 m x 3.00 m) UPVC double glazed window, Directly open to:-

Lounge Area: 26'7" x 13'5" (8.10 m x 4.10 m) Feature fireplace, Living flame coal effect gas fire on a raised slate hearth, UPVC double glazed patio doors and large picture windows overlooking the rear gardens.

First Floor:

Gallery Landing: Large UPVC double glazed window, Loft access.

Bedroom 2: 15'1" x 10'2" (4.60 m x 3.10 m) Vanity wash basin, Double glazed window.

Bedroom 3: 11'10" x 10'2" (3.60 m x 3.10 m) Built in wardrobe and dresser, Two double glazed windows.

Bathroom: Comprising; Panelled bath with overhead shower, Pedestal wash basin, Tiled walls, Built in cupboard, Double glazed window, Heated towel rail.

Bedroom 4: 11'10" x 9'10" (3.60 m x 3.00 m) Pedestal wash basin, Double glazed window.

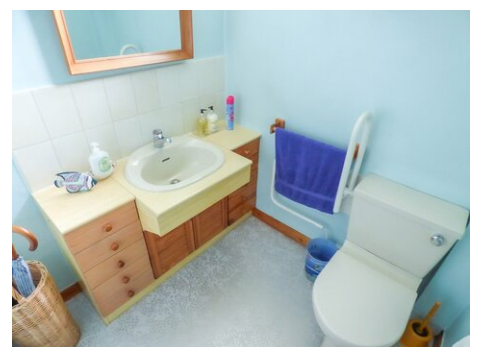
Master Suite:

Hallway: Built in airing cupboard.

Inner Hall:

En-Suite: Shower cubicle, Low flush WC, Bidet and vanity wash basin with storage cupboard, Part tiled walls, Double glazed window.

Bedroom 1: 17'5" x 13'1" (5.30 m x 4.00 m) Fitted wardrobes with mirrored doors, Two double glazed windows.



Outside:

Front: Small lawn, Flowered beds and additional parking spaces

Rear: Stunning, sunnier west facing landscaped rear gardens, Mostly lawned, Flowerbed to border with a huge variety plants, trees and shrubs affording a superb level of privacy, (Over 90ft long), Timber summer house.

Garage: Light and power, Remote roller door.

Car Port: Additional parking, Partially covered, Ideal for boat or motorhome, Two integral stores.

Heating: Gas fired warm air heating system (NOT TESTED)

Tenure: We are informed the property is Freehold. Interested parties should seek clarification from their solicitor.

Council Tax: Band - E £2783.00 (2024/35)

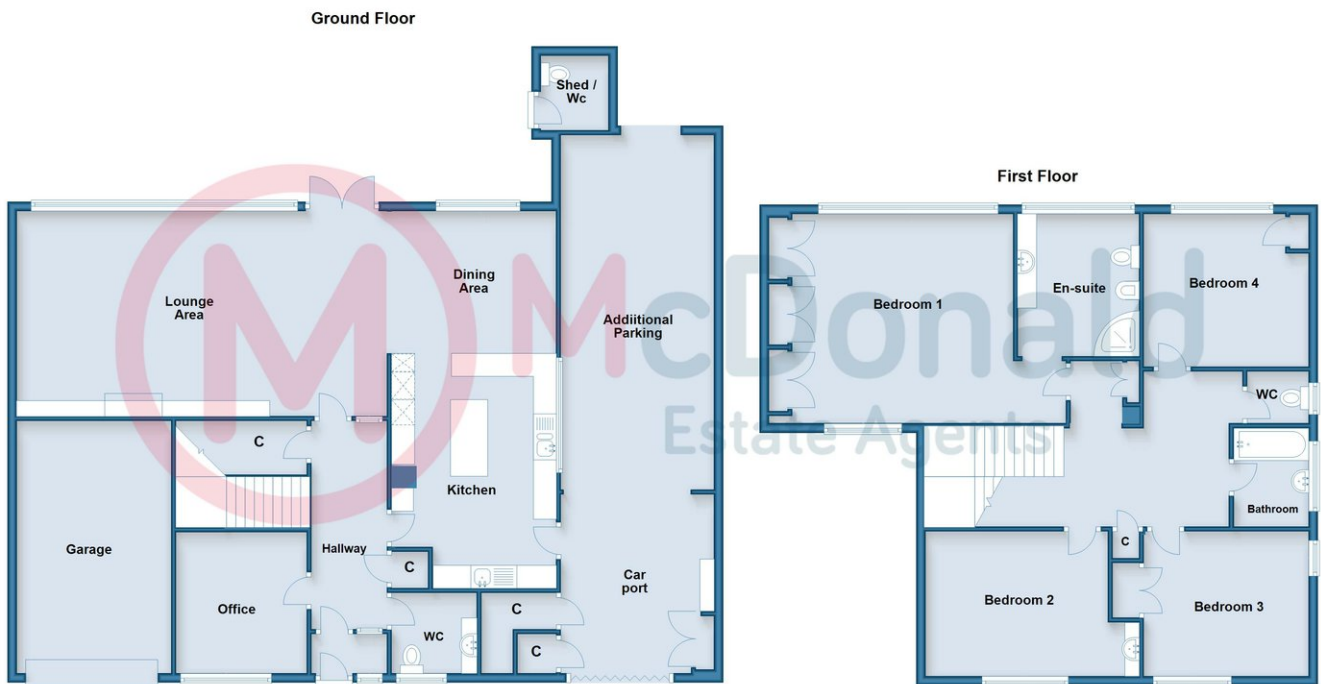


Directions: On the north side of Stanley Park, from the fire station head east and take the second left into Milton Avenue.

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		
(69-80)	C		75
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Milton Avenue

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