



6 Bingley Avenue,
Blackpool, FY3 8NY

£129,950

***** EXTENDED FAMILY HOME with LARGE GARDENS near STANLEY PARK*****

An **IMMACULATELY** presented mid-garden terraced house which has been **EXTENDED** and now has a **FITTED** kitchen over 18ft long. There are **TWO** reception areas, **THREE** bedrooms a family bathroom and rear gardens around 60ft long all with a sunnier **WEST** facing aspect. The gardens lead to an invaluable **GARAGE** located to the rear as well as the off street parking to the front elevation.

The property is conveniently located within just 0.4 miles of both **VICTORIA HOSPITAL** and the award winning **STANLEY PARK**.

Available now with no onward chain.

- THREE bedrooms
- Bathroom
- Two reception rooms
- EXTENDED fitted kitchen
- WEST facing gardens
- UPVC double glazed • Gas central heating
- GARAGE plus OFF STREET parking

Award winning property sales since 1948.



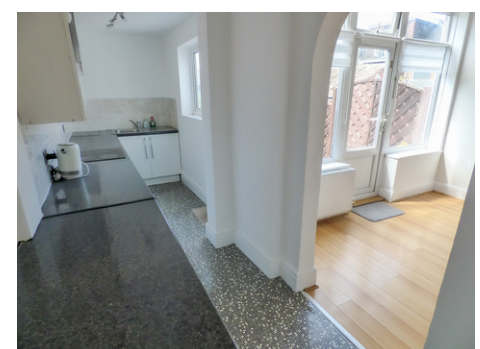
McDonald
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Porch: UPVC double glazed windows and front door, Tiled floor.

Hall: Staircase, Understairs storage with louvred door and meters.

Lounge: 12'5" x 9'10" (3.78 m x 3.00 m) Pine finish fire surround, Composite marble inset and hearth, Living flame coal effect gas fire, Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window. Open to:-

Dining Room: 11'9" x 9'10" (3.58 m x 3.00 m) Wood effect laminate flooring, UPVC double glazed window and rear door, Radiator.

Kitchen: 18'4" x 5'1" (5.59 m x 1.55 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob, Stainless steel sink, UPVC double glazed window and rear door.

First Floor:

Landing: Coved ceiling.

Bedroom 1: 12'7" x 9'2" (3.84 m x 2.79 m) Fitted wardrobes with sliding doors, UPVC double glazed bay window, Radiator.

Bedroom 2: 11'10" x 9'5" (3.61 m x 2.87 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 3: 7'1" x 5'11" (2.16 m x 1.80 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower attachment and screen, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Radiator.

Outside:

Front: (Stone paved for ease of maintenance).

Rear: Sunnier west facing gardens, Large raised timber sun deck, Stepping down to main lawned area (approximately 60' in length).

Parking: Off street parking to the front.

Garage: Brick garage with an up and over door (access via ginnel located off Lakeway), Pedestrian access for rear garden via right of way).

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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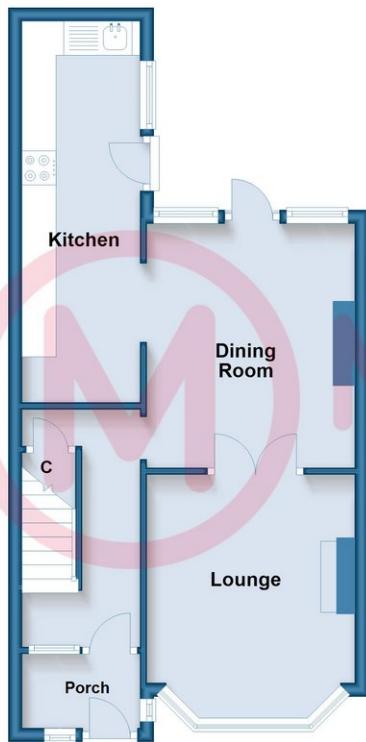
Directions: Travel north along Whitegate Drive. At the lights turn right into Newton Drive. Take the last left into Lakeway, before the roundabout. Finally second right into Bingley Avenue.

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		86
(69-80)	C	72	
(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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Bingley Avenue

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