



96 Falkland Avenue, Blackpool,  
FY4 4JA

**£109,950**

**\*\*\* LOVELY EXTENDED HOME with STYLISH FIXTURES AND FITTINGS \*\*\***

**This mid-garden terraced house has been extended and now has a MODERN fitted open plan DINING kitchen PLUS an adjacent UTILITY room with ADDITIONAL WC. There is also a lounge, TWO bedrooms a MODERN bathroom and sunnier SOUTH facing rear gardens.**

**Available now, with no onward chain.**

- TWO bedrooms
- MODERN fitted DINING kitchen
- UTILITY room
- MODERN bathroom
- UPVC double glazing
- Gas central heating
- SOUTH facing rear.
- Possible off street PARKING.



**McDonald**  
Estate Agents

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**Lounge:** 14'2" x 13'0" (4.32 m x 3.96 m) Spindled staircase, Storage cupboards and display, Coved ceiling, UPVC double glazed front door, UPVC double glazed bay window, Radiator.



**Dining Kitchen:** 17'8" x 7'10" (5.38 m x 2.39 m) Modern fitted wall and base cupboard units with complementary roll edge worktops, Built in oven and hob, Concealed combi gas central heating boiler, Plumbed for washing machine, Tiled splashback, Tiled floor to kitchen, UPVC double glazed windows and rear door, Radiator.

**Utility/WC:** 7'9" x 5'10" (2.36 m x 1.78 m) Low flush WC, Pedestal wash basin, Plumbed for washing machine, Roll edge worktop, Fitted utility cupboard, Shelving, UPVC double glazed window, Radiator.



**First Floor:**

**Landing:**

**Bedroom 1:** 12'6" x 11'3" (3.81 m x 3.43 m) UPVC double glazed bay window, Radiator.

**Walk in Wardrobe.:**

**Bedroom 2:** 8'0" x 6'9" (2.44 m x 2.06 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.



**Bathroom:** Modern three piece suite comprising; Panelled bath with overhead shower and screen, Vanity wash basin, Low flush WC, Tiled walls to shower area, UPVC double glazed window, Heated towel rail/radiator.



**Outside:**

**Front:** Brick/block paved for ease of maintenance.

**Rear:** Sunnier south facing aspect, Stone gravelled patio area, Artificial lawn, Enclosed by timber panelled fencing.

**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 - A £1518.00 (2024/25)



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**Directions:** Take Whitegate Drive heading south to the end, at the main traffic light junction, continue over and bear left onto Newhouse Road, turn fourth left into Rosedale Avenue and finally first right into Falkland 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.

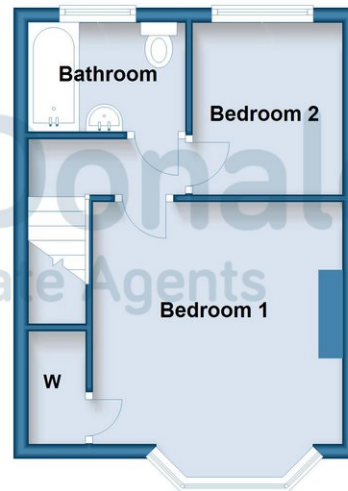
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**Ground Floor**



**First Floor**



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Plan produced using PlanUp.

**Falkland Avenue**

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