



149 Penrose Avenue, Marton,
Blackpool, FY4 4JU

£119,950

Lovely two bedroom, semi-detached property located conveniently with super markets, local schools and transport links all within walking distance. The property briefly comprises of a cosy lounge, with kitchen diner to the rear PLUS utility area and W/C on the ground floor, the second floor holds two DOUBLE bedrooms and family bathroom. Externally, there is a paved drive way to the front, with generous, low maintenance garden to the rear.

- Semi-Detached
- Modern kitchen diner
- Utility room
- Ground floor W/C
- Two DOUBLE bedrooms
- Four piece family bathroom
- Off street parking
- Supermarkets within 0.4 miles
- Local schools within 0.2 miles



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Hall: UPVC double glazed front door, Laminate flooring, Meter cupboard, Understairs storage.

Lounge: 14'9" x 13'1" (4.50 m x 4.00 m) Brick fireplace with gas fire, Laminate flooring, UPVC double glazed window, Radiator.

Kitchen: 11'6" x 10'10" (3.50 m x 3.30 m) Wall and base cupboard units with complementary worktops, Double oven and hob with extractor over, Stainless steel sink and drainer, Free standing dishwasher, Space for fridge freezer, UPVC double glazed window, Radiator.

Utility Room: 5'3" x 3'11" (1.60 m x 1.20 m) Space and plumbing for washing machine, Laminate flooring, UPVC double glazed window.

Ground Floor WC: Low flush WC, Wash hand basin.

First Floor:

Landing:

Bedroom 1: 15'1" x 10'6" (4.60 m x 3.20 m) UPVC double glazed window, Radiator.

Bedroom 2: 12'6" x 11'2" (3.80 m x 3.40 m) UPVC double glazed window, Radiator.

Bathroom: Four piece bathroom comprising; Walk in shower, Panelled bath, Low flush WC, Pedestal wash basin, Tiled walls, UPVC double glazed window, Radiator.

Outside:

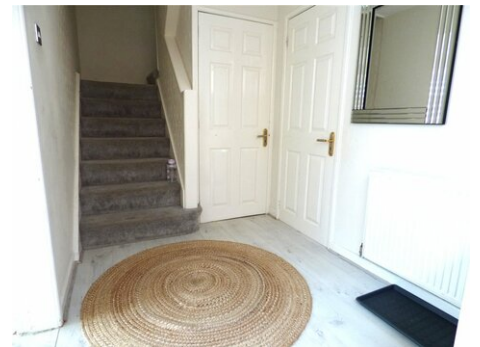
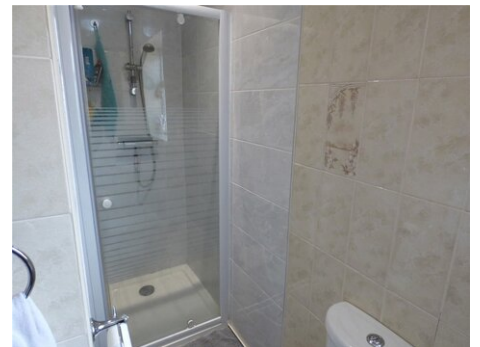
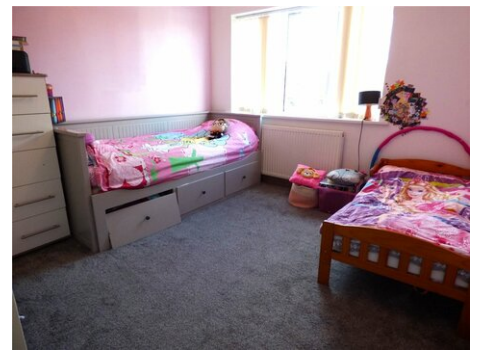
Front: Paved driveway, with lawned area to the side.

Rear: Low maintenance, generous garden with sheltered seating area. Shed.

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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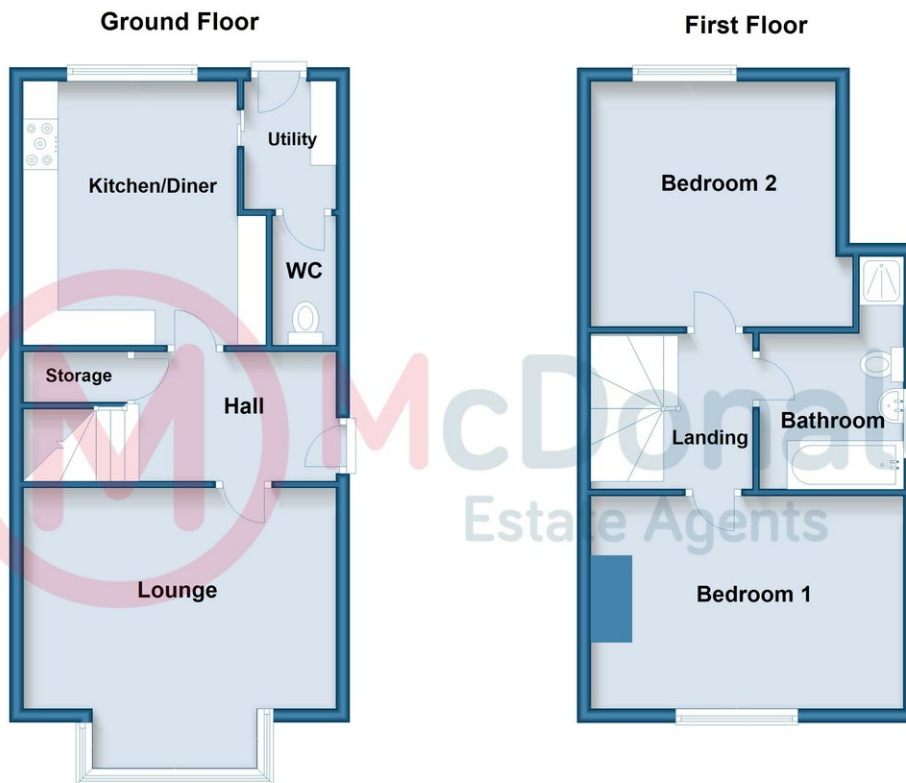


Directions: Travel south along Whitegate Drive. At Oxford Square proceed straight ahead, bearing right into Waterloo Road. At the traffic lights bear left into Vicarage Lane and Penrose Avenue can be found third on your left.

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			
(92-100) A			
(81-91) B			84
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Penrose Avenue

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