



7 Catforth Avenue, Blackpool,
Lancashire, FY4 4SF

£179,950

Beautifully presented, three bed family home!

This semi-detached property makes a stunning, family home and is available ready to walk straight into. Affording lovely open-plan lounge/ dining area with built in media wall, plus modern kitchen to the ground floor. Heading upstairs, there is a contemporary four piece family bathroom, and three well proportioned bedrooms.

Externally the high standard of the property continues with a large, private SOUTH FACING rear garden, mainly laid with artificial lawn plus paved patio and raised decking area. The front of the home offers ample off street parking for multiple vehicles.

Located idyllically just 0.3 miles from M55 link road!

- **Stunning family home**
- **Ready to walk into**
- **Open plan living**
- **Three bedrooms**

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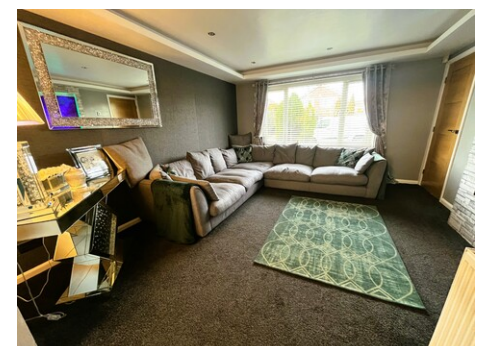
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- **SOUTH facing, private rear garden**
- **Ample off street parking**
- **Modern kitchen**
- **Four piece bathroom**
- **Just 0.3 miles from M55 link road!**



Entrance: UPVC double glazed front door.

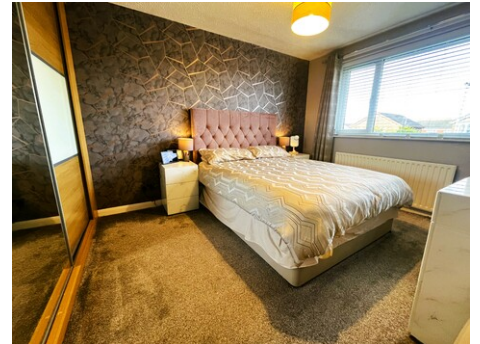
Hall: Meter cupboard, Stairs to first floor, Understairs storage, Walk-in storage cupboard, Radiator.

Lounge: 14'0" x 12'7" (4.27 m x 3.84 m) Stunning media wall with recessed lighting, Inset feature fireplace with electric fire, Spot lighting, UPVC double glazed window, Radiator. Open to:-



Dining Room: 10'0" x 9'11" (3.05 m x 3.02 m) UPVC double glazed patio doors to the rear garden, Radiator. Door to:-

Kitchen: 10'2" x 8'11" (3.10 m x 2.72 m) Modern fitted wall and base cupboard units with complementary work surfaces, Composite sink and drainer, Built in fridge, Integrated dishwasher, Plumbed for washing machine, Gas cooker, Extractor hood, UPVC double glazed window and door.



First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 12'9" x 11'8" (3.89 m x 3.56 m) Built in sliding mirrored wardrobe, UPVC double glazed window, Radiator.



Bedroom 2: 12'9" x 10'1" (3.89 m x 3.07 m) Built in wardrobe and desk with drawers, UPVC double glazed window, Radiator.

Bedroom 3: 8'10" x 7'10" (2.69 m x 2.39 m) UPVC double glazed window, Radiator.

Bathroom: Panelled bath, Corner shower cubicle, Wash basin, Low flush WC, Two UPVC double glazed windows, Towel heater/radiator.



Outside:

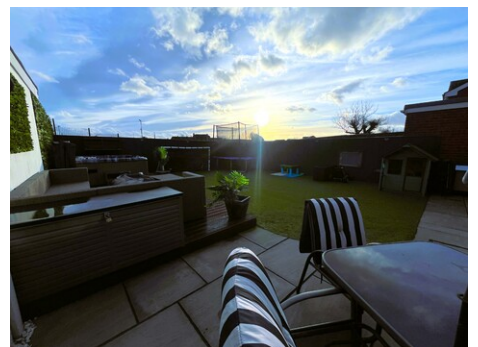
Front: Paved driveway providing off street parking for multiple vehicles, Lawned area to the side.

Rear: Generous landscaped south facing rear garden, Paved patio area, Decked seating area, Artificial lawn.

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 solicitor.

Council Tax: Band - C £2024.00 (2024/25)



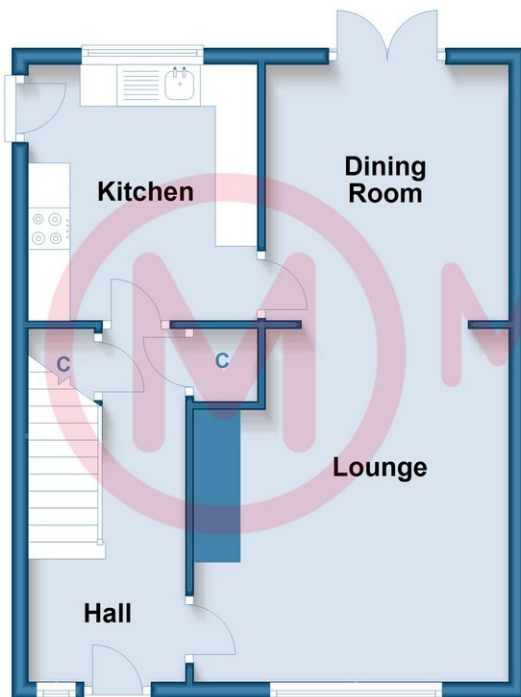
Directions: Take Whitegate Drive heading south and then left at Preston New Road heading out of Blackpool. After you pass through the traffic lights with McDonalds on your right, take the next right turn into Ribchester Avenue, Catforth Avenue is at the bottom of this road.

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		85
(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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Catforth Avenue

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