



40 Rosedale Avenue, Marton,  
Blackpool, FY4 4HR

**£149,950**

**\*\*\* STUNNING EXAMPLE OF A MODERN FAMILY HOME \*\*\***

This **BEAUTIFULL** mid-garden terraced house has undergone a comprehensive refurbishment, with the 'vaulted' **EXTENSION** providing an open living and kitchen area to the rear, which **HAS TO BE SEEN !**

In brief, **THREE** bedrooms and a **STUNNING** bathroom, a separate front lounge and **STYLISH** fitted kitchen with second lounge and dining area, all as one beautiful living space with bi-folds doors leading to the rear gardens. Truly immaculate throughout.

We have no doubt this **STUNING** home is going to be **VERY** popular, so don't hesitate on this one.. request your viewing **NOW !**

- Quality **REFURBISHMENT**
- **THREE** bedrooms
- **MODERN** bathroom
- **STUNNING** Open plan design
- **UPVC** double glazing
- Gas central heating
- No chain

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**Hall:** Meter cupboard, Spindled staircase, Wood effect laminate flooring, Low voltage downlighting, UPVC double glazed front door and window, Radiator.

**Lounge:** 13'1" x 10'5" (3.99 m x 3.17 m) Low voltage downlighting, UPVC double glazed bay window, Radiator.

**Ground Floor WC:** Low flush WC, Wash basin, Wood effect laminate flooring.

**Dining Kitchen:** 21'3" x 16'4" (6.48 m x 4.98 m) Stunning open plan lounge and kitchen diner. Briefly comprises; Large reception area, Stylish range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Integrated dishwasher, Plumbed for washing machine, Double glazed skylight window to feature ceiling, Wood effect laminate flooring, UPVC double glazed window and bi-fold doors, Two radiators.

**First Floor:**

**Landing:** Loft access.

**Bedroom 1:** 12'11" x 10'1" (3.94 m x 3.07 m) UPVC double glazed bay window, Radiator.

**Bedroom 2:** 11'4" x 10'6" (3.45 m x 3.20 m) Fitted wardrobes with sliding mirrored doors, Concealed combi gas central heating boiler, UPVC double glazed window, Radiator.

**Bedroom 3:** 6'10" x 6'2" (2.08 m x 1.88 m) UPVC double glazed window, Radiator.

**Bathroom:** Stunning contemporary bathroom comprising; Combination 'P' shaped bath/shower, Vanity wash basin, Low flush WC, Part tiled walls, Feature mirror with back lighting, Low voltage downlighting, Heated towel rail/radiator.

**Outside:**

**Front:** 'Slate' for ease of maintenance.

**Rear:** Raised 'composite' decking, Lawned, Established tree. Approximately 40' long.

**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 £1688.52 (2023/24)

**\*Additional Information:** The front elevation is to be rendered as soon as a suitable weather window presents itself.



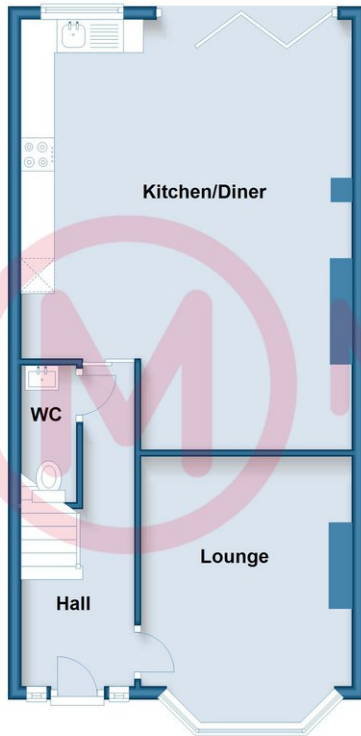
**Directions:** Take Whitegate Drive to the main traffic lights at Oxford Square. Bear left onto Preston New Road and turn fourth right into Rosemede Avenue, left onto Falkland Avenue and finally left into Rosedale Avenue.

**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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		76	
(55-68) <b>D</b>			
(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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**Rosedale Avenue**

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