



4 Belmont Avenue,
Blackpool FY1 4BG

£88,950

***** WELL PRESENTED MID TERRACE with INVALUABLE GARAGE *****

Whilst this mid terraced house would benefit from further modernisation, it is **WELL-PRESENTED**, with **TWO** separate reception rooms, a **FITTED** kitchen supplemented by a separate **UTILITY** room, and to the first floor there are **THREE** bedrooms and a bathroom. Additional features include **UPVC** double glazing, gas central heating and an invaluable **LARGE GARAGE**.

Should the garage not be required, we are informed it is on a separate deed, so there is potential to re-sell the garage following completion of the purchase.

No onward chain

- **THREE** bedrooms
- Lounge
- Dining Room
- **FITTED** kitchen • **UTILITY** room
- Bathroom
- **UPVC** double glazing • Gas central heating
- **LARGE** garage
- No chain.

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Vestibule: UPVC double glazed front door, Tiled floor, Half tiled walls, Coved ceiling.

Hall: Staircase, Coved ceiling, Dado rail, Wood effect laminate flooring.

Lounge: 13'7" x 10'9" (4.14 m x 3.28 m) Decorative fireplace, Meter cupboard, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Dining Room: 14'2" x 13'6" (4.32 m x 4.11 m) Feature recessed fireplace with living flame coal effect gas fire, Understairs storage, Wood effect laminate flooring, Dado rail, UPVC double glazed window, Double radiator.

Kitchen: 9'8" x 8'6" (2.95 m x 2.59 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Stainless steel sink, Tiled walls, UPVC double glazed window and rear door, Open to:-

Utility Room: 8'9" x 7'1" (2.67 m x 2.16 m) Tiled floor, Combi gas central heating boiler, UPVC double glazed window, Radiator.

First Floor:

Landing: Built in louvred cupboard.

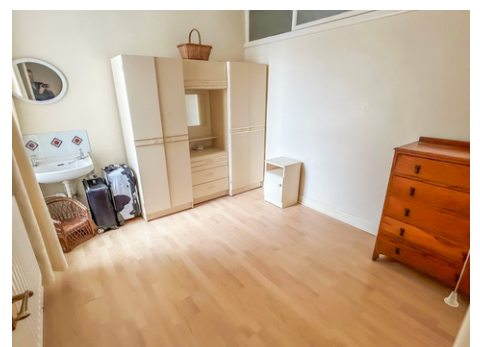
Bedroom 1: 14'4" x 11'4" (4.37 m x 3.45 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bedroom 2: Wash basin, Wood effect laminate flooring, UPVC double glazed window, Double radiator.

Bedroom 3: 8'5" x 7'8" (2.57 m x 2.34 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with overhead shower unit, Pedestal wash basin, Half tiled walls, Radiator.

Separate WC: Low flush WC, Tiled walls,, UPVC double glazed window.



Outside:

Rear Yard: Concreted for ease of maintenance.

Garage: Large garage to rear with roller door.

Heating: Gas central Heating (NOT TESTED)

Council Tax: Band - A £1518.00 (2024/25)

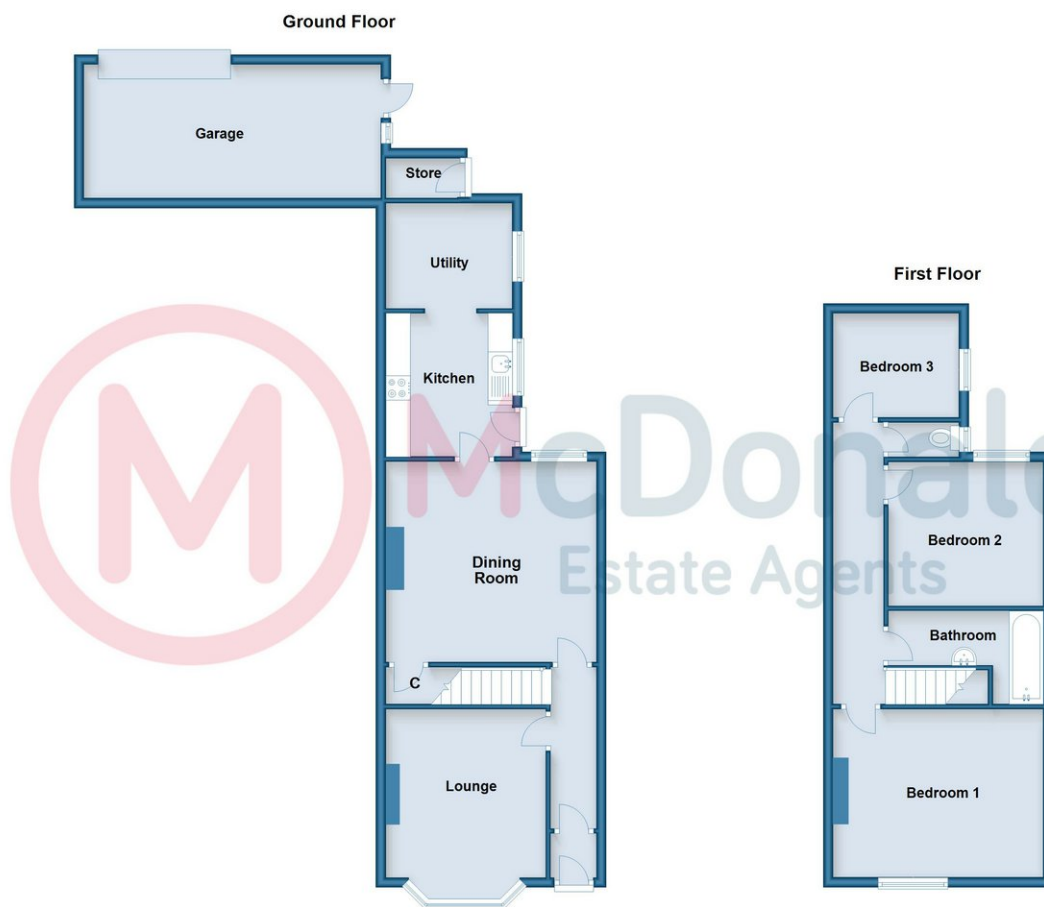


Directions: Travel south along Whitegate Drive and turn right at the first set of lights into Hornby Road. At the next set of lights turn left and travel along Park Road. Finally turn third right into Ashton Road then first right again into Clinton Avenue. Travel the roads full length and turn left into Ribble Road, Belmont Road is at the end 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			82
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Belmont Avenue

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