



71 Bayside, Fleetwood,
FY7 6FZ

£95,000

****CALLING ALL INVESTORS ****

Sold with Tenant in situ (currently paying £625 pcm), a modern style End Terrace home tucked away in a cul-de-sac location, and benefitting from a River outlook to the rear.

- Lounge
- Dining Kitchen
- Two Bedrooms
- Bathroom
- UPVC double glazing
- Gas central heating
- Garden



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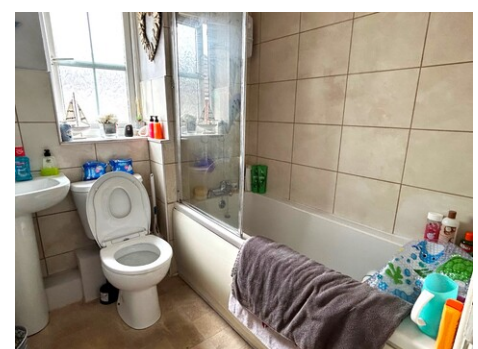
81-83 Red Bank Road, Bispham, FY2 9HZ

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Porch: UPVC double glazed window.

Lounge: 16'6" x 10'4" (5.03 m x 3.15 m) Fireplace, Coved ceiling, TV point, UPVC double glazed window.

Dining Kitchen: 11'2" x 7'5" (3.40 m x 2.26 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor over, One and a half bowl stainless steel sink with mixer tap, Plumbed for washing machine, Understairs storage, UPVC double glazed window.



First Floor:

Bedroom 1: 11'3" x 8'3" (3.43 m x 2.51 m) UPVC double glazed window, Radiator.

Bedroom 2: 8'3" x 6'5" (2.51 m x 1.96 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.



Outside: Private garden area, mainly laid to lawn.

Parking: Designated parking plus visitor's parking.

Gas: There is a gas safety record dated 24th March 2024 available for inspection.

Tenure: We have been informed that the property is leasehold; 999 years from 6th February 1998 with a peppercorn ground rent (awaiting confirmation of amount). Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1763.81 (2024/25)

Electric: There is an electrical certificate dated 30th July 2021 available for inspection.

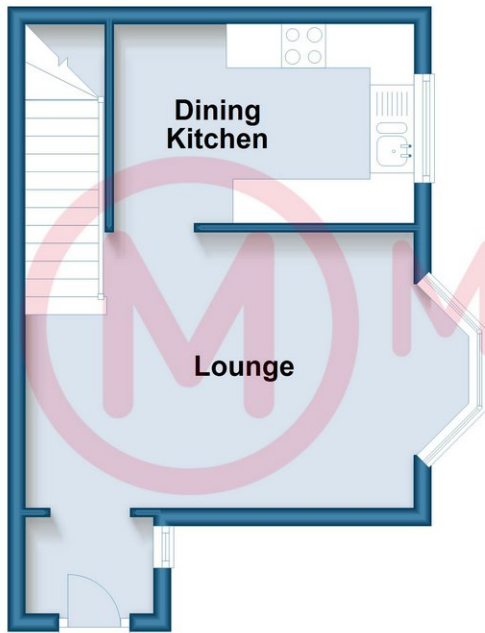
Directions: Take Amounderness Way heading north, when reaching the roundabout at Asda/Freeport, take the last exit onto Anchorage Road, first left onto Seaview Way and then left onto Bayside.

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.

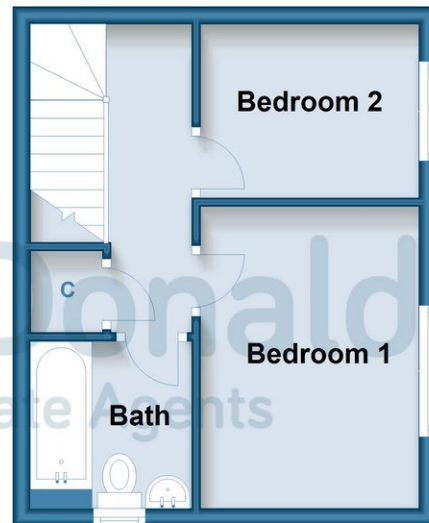
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Ground Floor



First Floor



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Plan produced using PlanUp.

Bayside

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