



38 Belmont Avenue, Blackpool,
FY1 4BG

£74,950

***** ATTENTION INVESTORS / DEVELOPERS *****

Whilst requiring further updating this is a **SIZEABLE** mid-terraced house with **THREE** bedrooms and a **SPACIOUS, FOUR** piece bathroom to the first floor and **TWO** separate reception rooms, a **LARGE** dining kitchen, at **OVER 18ft** and an **ADDITIONAL** wc.

Situated just off Central Drive with a wealth of local shops and amenities, a very popular area for **BUY-TO-LET** investment purchases.
No onward chain.

- THREE bedrooms
- TWO reception rooms
- LARGE dining kitchen(18ft)
- FOUR piece bathroom
- UPVC double glazed
- Gas central heating
- NO chain



McDonald

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Vestibule: Meter cupboard, Coved ceiling, UPVC double glazed front door.

Hall: Staircase, Radiator.

Lounge: Fireplace, Coved ceiling, Dado rail, Meter cupboard, UPVC double glazed bay window, Radiator.

Dining Room: 14'2" x 12'1" (4.32 m x 3.68 m) Fireplace with polished wood fire surround, Understairs storage, Coved ceiling, UPVC double glazed window, Radiator.

Dining Kitchen: 18'2" x 8'2" (5.54 m x 2.49 m) Fitted wall and base cupboard, Complementary roll edge worktops, Stainless steel sink, Part tiled floor, Plumbed for washing machine, Combi gas central heating boiler, UPVC double glazed window and rear door.

Ground Floor WC: Low flush WC, UPVC double glazed window.

First Floor:

Landing:

Bedroom 1: 12'4" x 6'5" (3.76 m x 1.96 m) UPVC double glazed window, Radiator.

Bedroom 2: 12'2" x 10'5" (3.71 m x 3.17 m) UPVC double glazed window, Radiator.

Bedroom 3: 12'2" x 10'5" (3.71 m x 3.17 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower attachment, Separate shower cubicle, Pedestal wash basin, Low flush WC, Half tiled walls, Two UPVC double glazed windows, Radiator.

Outside:

Rear Yard: Concrete for ease of maintenance.

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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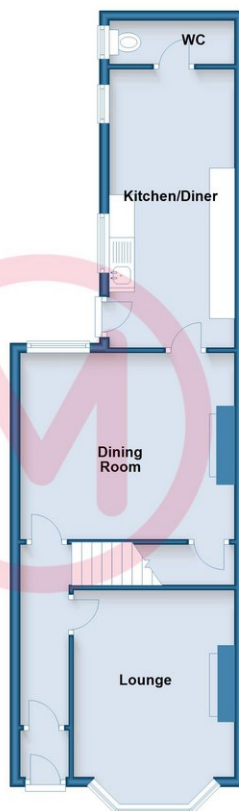
Directions: Travel south along Whitegate Drive and turn right at the first set of lights into Hornby Road. At the next set of lights turn left and travel along Park Road. Finally turn third right into Ashton Road then first right again into Clinton Avenue. Travel the roads full length and turn left into 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.

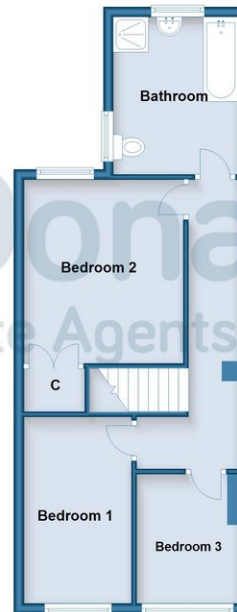
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Belmont Avenue

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