



35 Heathway Avenue, Blackpool,
FY3 8HE

£107,950

An End Garden Terraced House in an ever popular residential area, clean and tidy throughout with double glazing, gas central heating and the bonus of a rear Garden measuring around 60' in length. A FANTASTIC First Time Buy or possible Buy To Let sold with NO ONWARD CHAIN

- Hall
- Lounge
- Dining Kitchen
- Two Bedrooms
- Modern style Shower Room
- Double Glazing
- Gas Central Heating
- Gardens (around 60' to rear)



McDonald
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Hall: Wood effect laminate flooring, UPVC double glazed window and door, Radiator.

Lounge: 14'0" x 13'8" (4.27 m x 4.17 m) Feature fireplace, Picture rail, TV point, Meter cupboard, UPVC double glazed bay window, Radiator.

Dining Kitchen: 14'0" x 9'0" (4.27 m x 2.74 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, Walk in cupboard, UPVC double glazed windows and door, Radiator.



First Floor:

Landing:

Bedroom 1: 14'0" x 13'8" (4.27 m x 4.17 m) Picture rail, TV point, UPVC double glazed bay window, Radiator.



Bedroom 2: 12'0" x 7'9" (3.66 m x 2.36 m) Built in wardrobes, TV point, UPVC double glazed window, Radiator.

Shower Room: Modern style three piece shower room comprising; Step in shower, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.



Outside:

Front: Around 60' in length, Concrete and flower borders.

Rear: Mainly paved with established trees and shrubs, Brick built store.

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 £1771.00 (2024/25)

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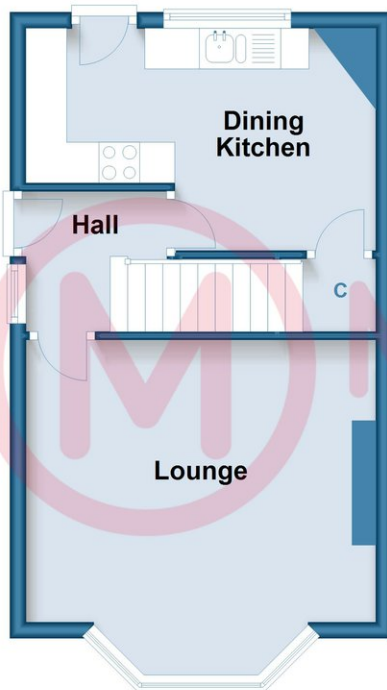
Directions: From Whitegate Drive travel to Devonshire Square and turn right into Newton Drive. Take the fifth turning on the left into Collingwood Avenue. Proceed to the crossroads and turn right into Cauce Street Heathway is then the third turning on the right hand side.

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.

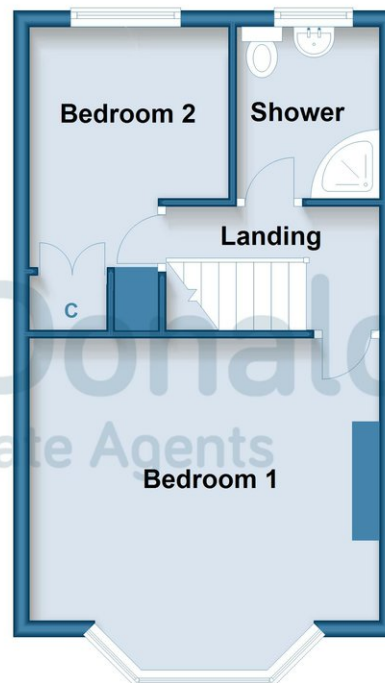
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Plan produced using PlanUp.

Heathway Avenue

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