



70 Fordway Avenue, Layton,
Lancashire, FY3 8JL

£84,950

This mid garden terraced house does require further modernisation hence the appealing asking price. Features include a SOUTH facing rear garden with excellent level of privacy, THREE first floor bedrooms, gas central heating and part UPVC double glazing.

The property is conveniently located within just 150 yards of a LOCAL PARK, 0.3 miles to STANLEY PARK and 0.5 miles to the HOSPITAL.

Available with no onward chain.

- THREE bedrooms
- Lounge
- Kitchen
- GF Bathroom
- Part UPVC double glazed
- SOUTH facing rear
- Gas central heating
- Needs further modernisation
- NO onward chain

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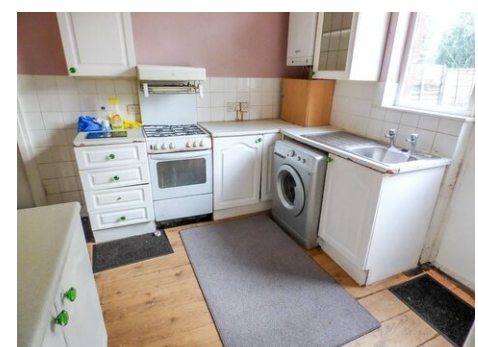
McDonald
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Hall: Meter cupboard, Staircase.

Lounge: 14'5" x 12'6" (4.40 m x 3.80 m) Fireplace with free standing composite marble hearth, Coved ceiling, Dado rail, Wood effect laminate flooring, UPVC double glazed bay window, Double radiator.

Kitchen: 8'10" x 8'10" (2.70 m x 2.70 m) Fitted wall and base cupboards, Stainless steel sink, Part tiled walls, Understairs storage, Gas central heating boiler, Double glazed window, Radiator.

Bathroom: Comprising; Combination 'P' shaped bath with overhead shower, Low flush WC, Pedestal wash basin, Double glazed window, Double radiator.



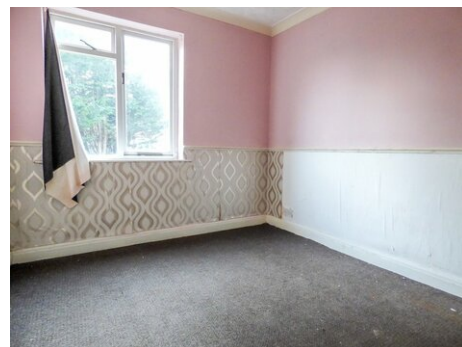
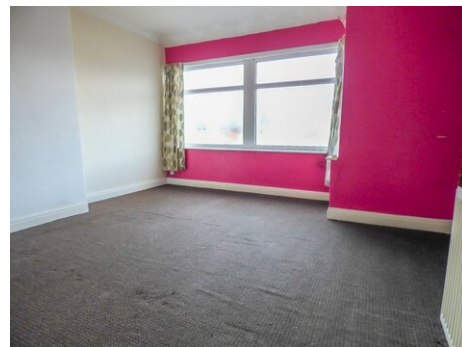
First Floor:

Landing:

Bedroom 1: 15'5" x 12'10" (4.70 m x 3.90 m) UPVC double glazed bay window, Double radiator.

Bedroom 2: 11'2" x 8'10" (3.40 m x 2.70 m) Double glazed window, Radiator.

Bedroom 3: 6'11" x 6'3" (2.10 m x 1.90 m) Double glazed window, Radiator.



Outside:

Front Garden: Grassed with inset raised circular flowerbeds.

Rear Garden: South facing, Mainly lawned, Paved patio, Good level of privacy, Shed, Access to the front via adjoining ginnel.

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)



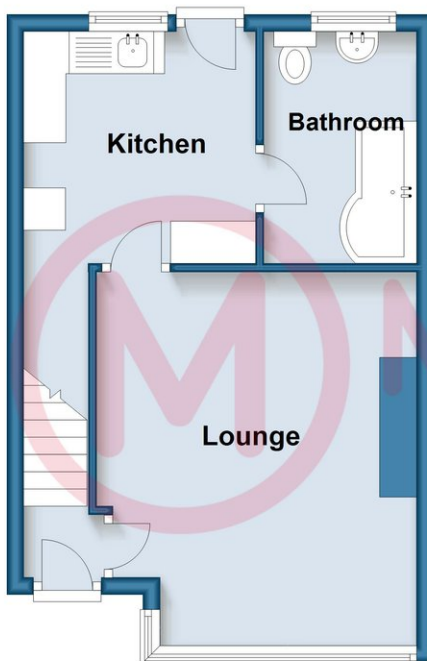
Directions: Travel North along Whitegate Drive, at the lights at Newton Drive turn right. After passing through the first set of lights turn second left into Birchway Avenue and then second right into Fordway Avenue.

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) A			
(81-91) B			87
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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70 Fordway Avenue

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