



40 Nethway Avenue, Blackpool,
FY3 8JU

£128,000

Lovely three bedroom, semi-detached home over looking the greenery of Kingscote Park.

This property is available with no chain delay, and offers the ideal opportunity for first time buyers. The ground floor offers a cosy lounge, through to kitchen/ dining space which over looks the rear garden. Whilst upstairs you will find two double bedrooms, one single bed plus modern three piece family bathroom.

Located less than 0.5 miles from Victoria Hospital, Stanley Park and Layton centre with a vast range of amenities.

Also benefitting from a detached garage (accessed via shared driveway), generous rear garden, and **NO ONWARD CHAIN!**

- Semi-Detached
- Three bedrooms
- Modern family bathroom
- Detached garage
- 0.5 miles from Victoria Hospital
- No chain delay

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Porch: UPVC double glazed porch, UPVC double glazed front door.

Hall: Stairs to first floor.

Lounge: 13'5" x 10'0" (4.09 m x 3.05 m) Feature fireplace with surround, Built in shelving to alcoves, Wall lights, UPVC double glazed bay window, Radiator.

Dining Kitchen: 16'1" x 10'0" (4.90 m x 3.05 m) Fitted wall and base cupboard units with complementary work surfaces, Stainless steel sink and drainer, Integrated gas hob with extractor over, Integrated oven, Plumbed for washing machine, Space for under counter fridge and freezer, Tiled splash back, Understairs storage, Spotlighting, UPVC double glazed window and patio doors to the rear, Radiator.

First Floor:

Landing:

Bedroom 1: 10'2" x 9'11" (3.10 m x 3.02 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 10'5" x 9'5" (3.17 m x 2.87 m) UPVC double glazed window, Radiator.

Bedroom 3: 6'11" x 5'9" (2.11 m x 1.75 m) UPVC double glazed window, Radiator.

Bathroom: Free standing bath with overhead shower, Pedestal wash basin, Low flush WC, Cladded walls, UPVC double glazed window, Radiator.

Outside:

Front: Block paved front garden.

Rear: Paved patio area with gravel to rear and seating area.

Garage: Up and over door, accessed via shared driveway.

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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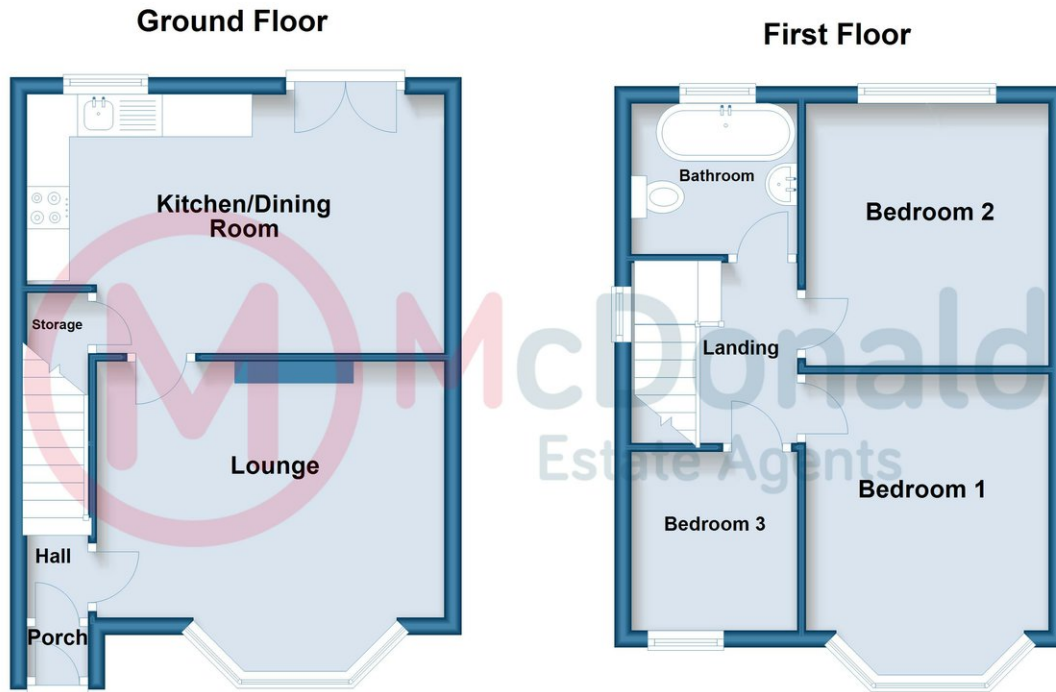


Directions: Travel North along Whitegate Drive to the traffic lights at Newton Drive and turn right. After the next set of traffic lights take the third left into Kingscote Drive. Then third right into Bardsway. And finally first left into Nethway Avenue.

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 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Nethway Avenue

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