



40 Colwyn Avenue, Blackpool,
Lancashire, FY4 4EU

£104,950

***** SPACIOUS SEMI-DETACHED WITH POTENTIAL *****

This is a great size semi-detached house with gas central heating, UPVC double glazing and a more recently fitted MODERN fitted kitchen.

With THREE well proportioned bedrooms, where the smallest is well OVER 8ft x 8ft, the kitchen is OVER 13ft and there are TWO separate reception rooms. There is potential for development though, as the rest of the property does require further updating.

The property is conveniently located within 0.4 miles of a major supermarket and 0.2 miles of some local shops.

- THREE bedrooms
- Two SEPARATE reception rooms
- MODERN fitted kitchen
- UPVC double glazing
- Gas central heating
- Gardens Front & Rear
- Further works required

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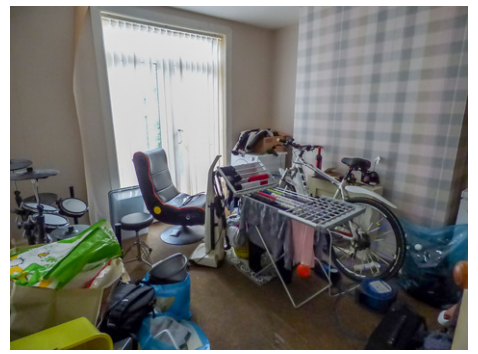
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- Two SEPARATE reception rooms
- MODERN fitted kitchen
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Hall: () UPVC double glazed front door and window, Staircase, Understairs storage, Double radiator.

Lounge: 14'0" x 12'11" (4.27 m x 3.94 m) Coved ceiling, UPVC double glazed bay window, Double radiator.

Dining Room: 15'0" x 11'3" (4.57 m x 3.43 m) UPVC double glazed patio doors to the rear garden, Radiator.

Kitchen: 13'4" x 7'3" (4.06 m x 2.21 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven, Hob with extractor hood, Plumbed for washing machine, Two UPVC double glazed windows and rear door.

First Floor: ()

Landing: () Built in cupboard.

Bedroom 1: 12'11" x 11'5" (3.94 m x 3.48 m) Two UPVC double glazed windows to two elevations, Radiator.

Bedroom 2: 9'3" x 8'8" (2.82 m x 2.64 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'8" x 8'3" (2.64 m x 2.51 m) Built in cupboard, UPVC double glazed window, Radiator.

Bathroom: () Comprising; Panelled bath with overhead electric shower unit and screen, Pedestal wash basin, Low flush WC, UPVC double glazed window.

Outside: ()

Front: () With established hedgerow

Rear: () South/south-east facing, Mostly paved for ease of maintenance, Timber shed, Good level of privacy due to established shrubs and trees to border.

Heating: () Gas central heating (NOT TESTED).



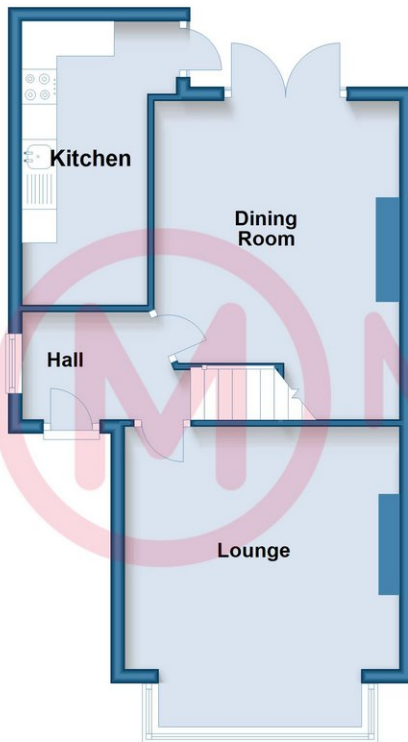
Directions: Take Whitegate Drive heading South, at the main traffic light junction at Oxford Square bear right onto Waterloo Road and turn left into Vicarage Lane. At the roundabout, turn left and Colwyn Avenue can be found first on the left hand side.

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.

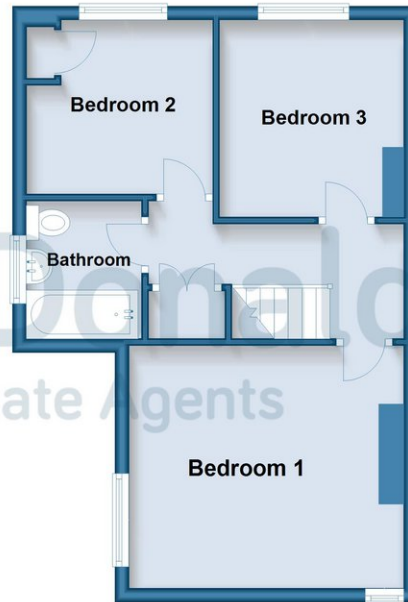
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Colwyn Avenue

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