



57 Henson Avenue, Blackpool,
FY4 3LZ

£79,950

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

This mid-garden terraced house requires renovation throughout and thus presents potential as a possible development project.

With THREE bedrooms, Two SEPARATE reception, bathroom, kitchen and sunnier WEST facing rear gardens.

Available with no onward chain.

- Requires RENOVATION
- Development OPPOTUNITY
- Three bedrooms
- Two SEPARATE receptions
- Kitchen
- Bathroom
- WEST facing rear
- No chain

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Hall: Staircase, UPVC double glazed front door and window, Electric storage heater.

Lounge: 13'1" x 10'2" (3.99 m x 3.10 m) Tiled fireplace, UPVC double glazed bay window, Electric storage heater.

Dining Room: 12'8" x 10'2" (3.86 m x 3.10 m) Tiled fireplace, UPVC Patio doors to rear garden, Electric storage heater.

Kitchen: 9'7" x 5'2" (2.92 m x 1.57 m) Sink and base unit, Understairs storage, UPVC double glazed window.



First Floor:

Landing:

Bedroom 1: 13'5" x 10'1" (4.09 m x 3.07 m) UPVC double glazed bay window, Electric storage heater.

Bedroom 2: 12'6" x 9'6" (3.81 m x 2.90 m) UPVC double glazed bay window, Electric storage heater.

Bedroom 3: 6'4" x 5'6" (1.93 m x 1.68 m) UPVC double glazed window.

Bathroom: Comprising; Panelled bath, Pedestal wash basin, Low flush WC, Built in cupboard, Tiled walls, UPVC double glazed window.



Outside:

Front: Concrete path, Flowerbed.

Rear: West facing, Generally overgrown. (estimated 60-65ft long)

Heating: Electric storage 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)



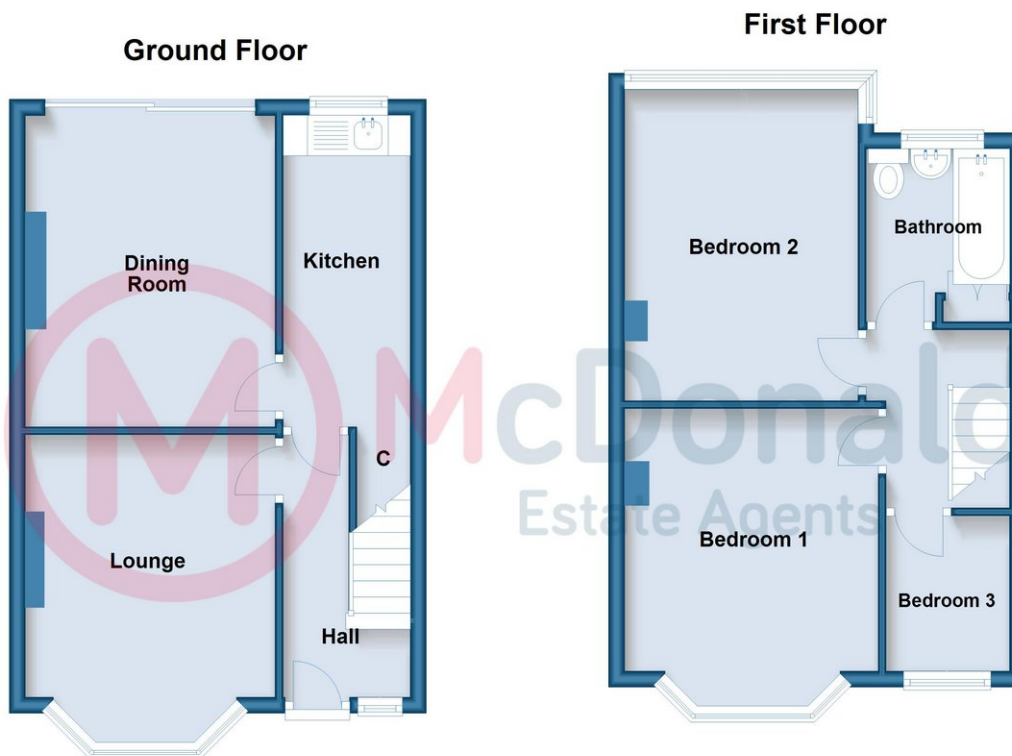
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Directions: Take St Annes Road heading south, at the traffic lights at Highfield Road turn left into Highfield Road and take the fifth right into Henson Avenue.

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.



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Plan produced using PlanUp.

Henson Avenue

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