



22 Rathlyn Avenue, Layton,
Blackpool, FY3 8ED

£74,950

***** EXTENDED WITH FURTHER POTENTIAL *****

This mid terraced house does require further modernisation. However, can already offer an **EXTENDED** kitchen, now almost 15ft long, this also providing a **SECOND** reception room. In addition, two **DOUBLE** bedrooms a modernised shower 'wet' room, gas central heating system and UPVC double glazing as well as a location conveniently within just 0.2 miles of **LAYTON CENTRE** and numerous shops and amenities.
No onward chain.

- Two **DOUBLE** bedrooms
- **MODERNISED** shower room
- Two reception rooms
- **EXTENDED** kitchen
- UPVC double glazing
- Gas central heating
- Just 0.2 miles to local centre



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Vestibule: UPVC double glazed front door.

Lounge: 13'1" x 12'6" (3.99 m x 3.81 m) Meter cupboard, Wall mounted gas fire, UPVC double glazed window, Radiator.

Inner Hall: Staircase.

Dining Room: 12'6" x 11'9" (3.81 m x 3.58 m) Fitted gas fire, Understairs storage, Double glazed window.

Kitchen: 14'9" x 6'0" (4.50 m x 1.83 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Part tiled walls, Combi gas central heater boiler, Two UPVC double glazed windows and rear door, Radiator.

First Floor: Landing.

Bedroom 1: 12'11" x 12'6" (3.94 m x 3.81 m) UPVC double glazed window, Radiator.

Bedroom 2: 14'9" x 7'3" (4.50 m x 2.21 m) Picture rail, UPVC double glazed window, Radiator.

Shower 'Wet' Room: () Modern shower room with 'wet' area and shower attachment, Low flush WC, Pedestal wash basin, Tiled walls, UPVC double glazed window, Heated towel rail/Radiator.

Outside:

Rear Yard: Concrete for ease of maintenance.

Parking: Possible off street parking to the rear.

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 £1447.30 (2023/24)



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Directions: Take Whitegate Drive to the junction at Devonshire Square, turn right into Newton Drive and fifth left into Collingwood Avenue, continue along and proceed into Layton Road. Rathlyn Avenue is the third turning on your 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.

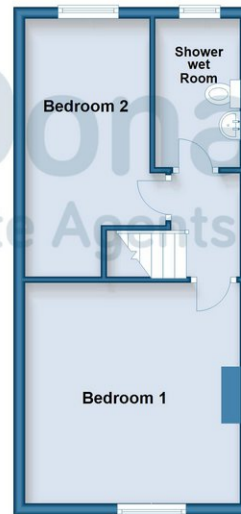
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Rathlyn Avenue

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