



5 Campbell Avenue, Blackpool,
FY3 8RG

£145,000

***** EXTENDED SEMI-DETACHED WITH EXCELLENT PARKING *****

This semi-detached house does require some finishing cosmetic work to compliment the already **EXTENDED** providing a Sun Lounge / **UTILITY** area which compliments the **TWO** separate reception rooms and **STYLISH** fitted kitchen.

To the first floor are **THREE** bedrooms and a **MODERN** shower 'WET' room. Externally is as impressive with the larger plot providing gardens front side and rear, which is currently providing **AMPLE** off-street **PARKING** and possible **GARAGE** space.

- THREE bedrooms
- MODERN shower room
- STYLISH fitted kitchen
- Two/Three reception areas
- LARGE plot
- AMPLE PARKING
- Just 0.2 miles from LAYTON CENTRE

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Vestibule: UPVC double glazed front door.

Hall: Staircase, Meter cupboard, Coved ceiling, UPVC double glazed window, Radiator.

Lounge: 15'0" x 10'8" (4.57 m x 3.25 m) Feature fireplace with fire surround and living flame coal effect gas fire, Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Dining Room: 12'8" x 10'4" (3.86 m x 3.15 m) Feature fireplace with living flame stone effect gas fire and surround, Coved ceiling, Radiator, Open to sun lounge and kitchen.

Kitchen: 9'1" x 6'5" (2.77 m x 1.96 m) Stylish range of fitted wall and base cupboard units, Complementary worktops, One and a half bowl sink, Plumbed for washing machine, Built in double oven/grill, and hob with extractor hood over, Tiled floor, UPVC double glazed window.

Sun Lounge: 11'2" x 4'10" (3.40 m x 1.47 m) Two pairs of UPVC double glazed patio doors to the rear garden.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 15'1" x 10'5" (4.60 m x 3.17 m) Built in wardrobe to one alcove, UPVC double glazed bay window.

Bedroom 2: 12'9" x 10'5" (3.89 m x 3.17 m) Decorative fireplace, UPVC double glazed window, Radiator.

Bedroom 3: 8'11" x 5'11" (2.72 m x 1.80 m) Wood effect laminate flooring, UPVC double glazed window.

Shower Room: Newly fitted shower 'wet' room comprising; Shower 'wet' area, Low flush WC, Wash basin, Tiled walls, Extractor fan, UPVC double glazed window, Heated towel rail/radiator.

Outside:

Front: Forecourt garden.

Side: Mainly tarmac.

Rear: Raised timber deck, Stone gravelled area with second timber deck.

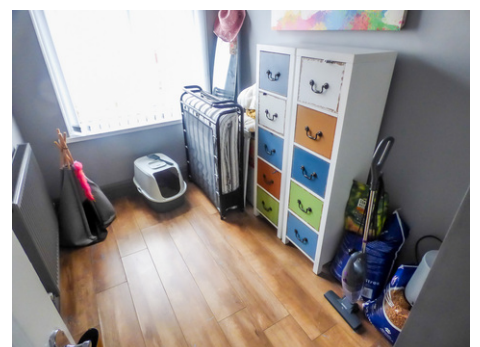
Parking: Ample off street parking and garage space due to the generous plot.

Heating: Gas central heating (There is a gas safety certificate dated Nov 21 available for review).

Additional Information: Electrics / There is an electrical test certificate dated Aug 2022 available for review.

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2024.00 (2024/25)



Directions: Travel north along Whitegate Drive and straight ahead at the lights into Devonshire Road. At the traffic lights with Talbot Road turn right, and then second right into Mather Street. Campbell is the second road on the left.

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			
(69-80) C			78
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Campbell Avenue

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