



6 Granby Avenue,  
Blackpool, FY3 7HU

**£119,950**

**Cosy semi-detached home, with three great sized bedrooms, south facing rear garden and ample off street parking!**

**Briefly comprising ; lounge, kitchen/diner and family bathroom to the ground floor. With the first floor offering three well-proportioned bedrooms. Externally, the front has off street parking for two vehicles, whilst to the rear is a generous, south facing garden! Ideally located less than 200ft from Layton centre, with a variety of amenities and transport links. PLUS less than 0.4 miles from the nearest train station.**

**Sold with NO CHAIN.**

- Semi-Detached Home
- Lounge; Kitchen/Diner
- Three Bedrooms
- SOUTH Facing Rear Garden
- Ample Off Street Parking
- <200ft From Layton Centre
- NO CHAIN

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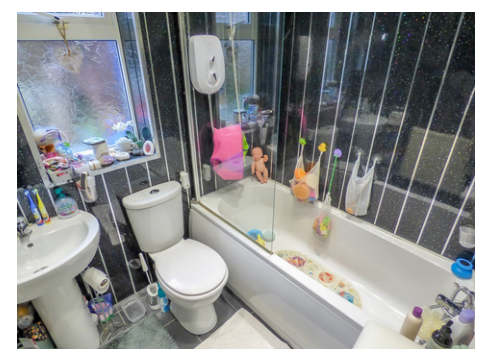
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**Hall:** Meter cupboard, Under stairs storage, UPVC double glazed front door.

**Lounge:** 12'8" x 11'9" (3.86 m x 3.58 m) Electric fire with marble effect hearth and wooden surround, UPVC double glazed window, Radiator.

**Kitchen:** 12'0" x 9'5" (3.66 m x 2.87 m) Fitted wall and base cupboard units with complementary work surfaces, Stainless steel sink and drainer, Integrated oven and hob, Tiled splash back, Plumbing and space for washing machine, Two UPVC double glazed windows, Radiator.

**Bathroom:** Panelled bath with over bath shower, Low flush WC, Wash basin, UPVC double glazed window, Towel rail radiator.

**First Floor:**

**Bedroom 1:** 11'9" x 10'9" (3.58 m x 3.28 m) Range of fitted wardrobes and drawers, UPVC double glazed window, Radiator.

**Bedroom 2:** 11'2" x 8'11" (3.40 m x 2.72 m) Double wardrobes, UPVC double glazed window, Radiator.

**Bedroom 3:** 8'11" x 8'4" (2.72 m x 2.54 m) UPVC double glazed window, Radiator.

**Outside:**

**Front:** Concrete driveway providing ample parking for two vehicles.

**Rear:** Paved patio area with lawned section, Decorative plants and trees.

**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)



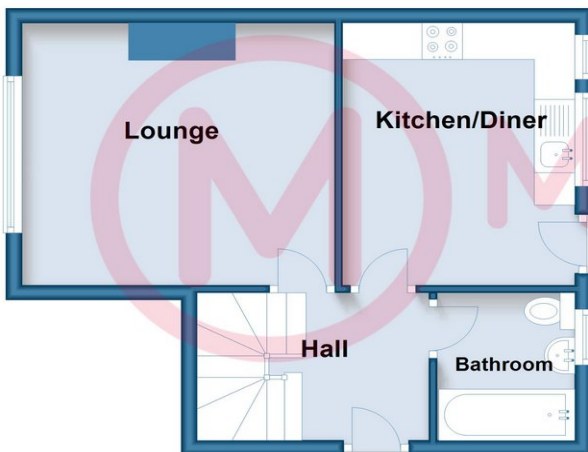
**Directions:** Travel north along Whitegate Drive, proceed straight ahead at the lights into Devonshire Road and then at the lights with Talbot Road turn right. As the road bears left you are now in Westcliffe Drive. Finally take the second turning on your left into Granby Avenue.

**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)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**Ground Floor**



**First Floor**



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**Granby Avenue**

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