



40 Raymond Avenue, Blackpool,  
FY2 0UB

**£112,000**

A cosy, Semi Detached home, with UPVC double glazing, gas central heating, a Conservatory, and the bonus of a Southerly facing rear garden. A PERFECT FIRST TIME BUY or possible buy to let property.

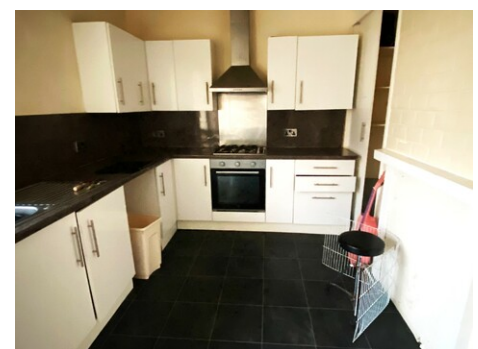
**Sold with NO ONWARD CHAIN.**

- Lounge; Dining Kitchen
- Two Bedrooms
- Modern style four piece Bathroom
- UPVC double glazing
- Gas central heating
- Gardens (Southerly facing to the rear)
- Off street parking



**McDonald**  
Estate Agents

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**Vestibule:** UPVC double glazed door, Radiator.

**Lounge:** 12'2" x 11'0" (3.71 m x 3.35 m) Fireplace with inset living flame gas fire, Coved ceiling, Wood effect laminate flooring, TV point, UPVC double glazed window, Radiator.

**Breakfast Kitchen:** 14'1" x 10'4" (4.29 m x 3.15 m) Wall and base cupboard units with complementary roll edge worktops and breakfast bar, Built in oven and hob with extractor hood, Single drainer stainless steel sink with mixer tap, Understairs storage cupboard housing boiler, UPVC double glazed window, Radiator.

**Conservatory:** 9'2" x 8'9" (2.79 m x 2.67 m) UPVC double glazed windows and door, Radiator.

**Utility:** Plumbed for washing machine.

**First Floor:**

**Landing:** Loft access, UPVC double glazed window.

**Bedroom 1:** 12'0" x 11'1" (3.66 m x 3.38 m) Built in cupboard, Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Bedroom 2:** 7'7" x 7'7" (2.31 m x 2.31 m) UPVC double glazed window, Radiator.

**Bathroom:** A modern style four piece Bathroom comprising; Centre tap bath, Step in shower cubicle, Low flush WC, Pedestal wash basin, UPVC double glazed window, Towel heater radiator.

**Outside:**

**Front:** Laid to block paving.

**Rear:** Southerly facing, mainly paved, large timber shed.

**Parking:** Off street parking to the front.

**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 and into Devonshire Road, After some distance and having passing under the bridge, turn third right into Raymond 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.

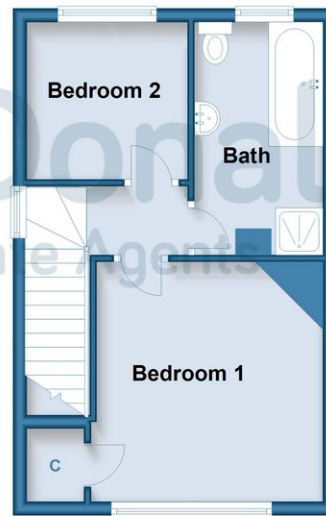
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**Ground Floor**



**First Floor**



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**Raymond Avenue**

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