



22 Charnwood Avenue, Blackpool,
FY3 8PX

£340,000

***** PROMINANT 'HILL-TOP' DETACHED RESIDENCE *****

This **BEAUTIFULLY** presented detached home affords **SPACIOUS** accommodation throughout. To the first floor with **FOUR DOUBLE** bedrooms, a modern family bathroom **PLUS** en-suite to the master bedroom. To the ground floor there are **FOUR** separate reception rooms, as a main lounge, dining room, snug or office and then the **LARGE UPVC** conservatory off the **STYLISH** fitted kitchen with central island, which provides ample storage space. The **DOUBLE GARAGE** has currently been converted to incorporate a **UTILITY** room to supplement the kitchen, but this still leaves ample additional parking.

Externally, a quieter 'hill-top' location and sitting at the head of a cul-de-sac, which is very convenient for Victoria Hospital and the award winning **STANLEY PARK**.

- **Four DOUBLE** bedrooms
- **TWO** bathrooms
- **Additional Wc**
- **FOUR** reception rooms

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- **STYLISH fitted kitchen**
- **UPVC double glazing**
- **Gas central heating**
- **DOUBLE garage**
- **Within 0.4 miles of the HOSPITAL**
- **Within 0.5 miles STANLEY PARK**

Hall: Coved ceiling, Staircase, Understairs storage, Double glazed composite front door, Two radiators.

Lounge: 14'5" x 11'3" (4.39 m x 3.43 m) Beautiful fireplace with living flame coal effect gas fire, marble surround and hearth, Coved ceiling, UPVC double glazed window, Radiator.

Snug/Office: 9'8" x 7'2" (2.95 m x 2.18 m) UPVC double glazed 'Oriental' bay window, Radiator.

Ground Floor WC: Low flush WC, Vanity wash basin, UPVC double glazed window, Radiator.

Dining Room: 9'11" x 8'9" (3.02 m x 2.67 m) Tiled floor, UPVC double glazed window, Radiator.

Kitchen: 14'3" x 13'9" (4.34 m x 4.19 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Granite worktops, Butcher's block worktop to free standing island, Built in five ring hob, Extractor hood, Wine cooler, Double oven and microwave, Dishwasher, Tiled floor, Concealed gas central heating boiler, Half tiled walls, UPVC double glazed window, side door and patio doors.

Conservatory: 13'3" x 12'10" (4.04 m x 3.91 m) Tiled floor, UPVC double glazed windows and patio doors to the rear garden, Radiator plus Underfloor heating.

First Floor:

Gallery Landing: UPVC double glazed window.

Master Bedroom: 12'0" x 11'10" (3.66 m x 3.61 m) Coved ceiling, Two UPVC double glazed windows, Radiator, Air conditioning.

En-Suite: Comprising; Tiled shower cubicle, Pedestal wash basin, Low flush WC, Mosaic half tiled walls, Coved ceiling, UPVC double glazed window, Heated towel rail/radiator.

Bedroom 2: 15'1" x 10'1" (4.60 m x 3.07 m) UPVC double glazed window, Radiator.

Bedroom 3: 11'3" x 8'11" (3.43 m x 2.72 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bedroom 4: 10'1" x 8'1" (3.07 m x 2.46 m) UPVC double glazed window, Radiator.



Bathroom: Modern three piece bathroom comprising; Panelled bath with overhead shower and screen, Vanity wash basin, Low flush WC, Tiled walls and floor, Extractor fan, UPVC double glazed window, Heated towel rail/radiator.

Loft Room: Boarded and carpeted with light and power. Excellent storage area.

Outside:

Front: Stone paved for ease of maintenance with slate flowerbed, Established shrubs and fir tree.

Rear: Feature stone paved patio, Raised slate flowerbed, Excellent level of privacy.

Double Garage: 16'9" x 16'6" (5.11 m x 5.03 m) Up and over door, Light and power. Incorporating:-

Utility Room: 9'4" x 5'2" (2.84 m x 1.57 m) Fitted wall and base cupboard, Stainless steel sink, Plumbed for washing machine, Tiled floor, UPVC double glazed window.

Heating: Boarded and carpeted with light and power. Excellent storage area.

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

Council Tax: Band - F £3289.00 (2024/25)

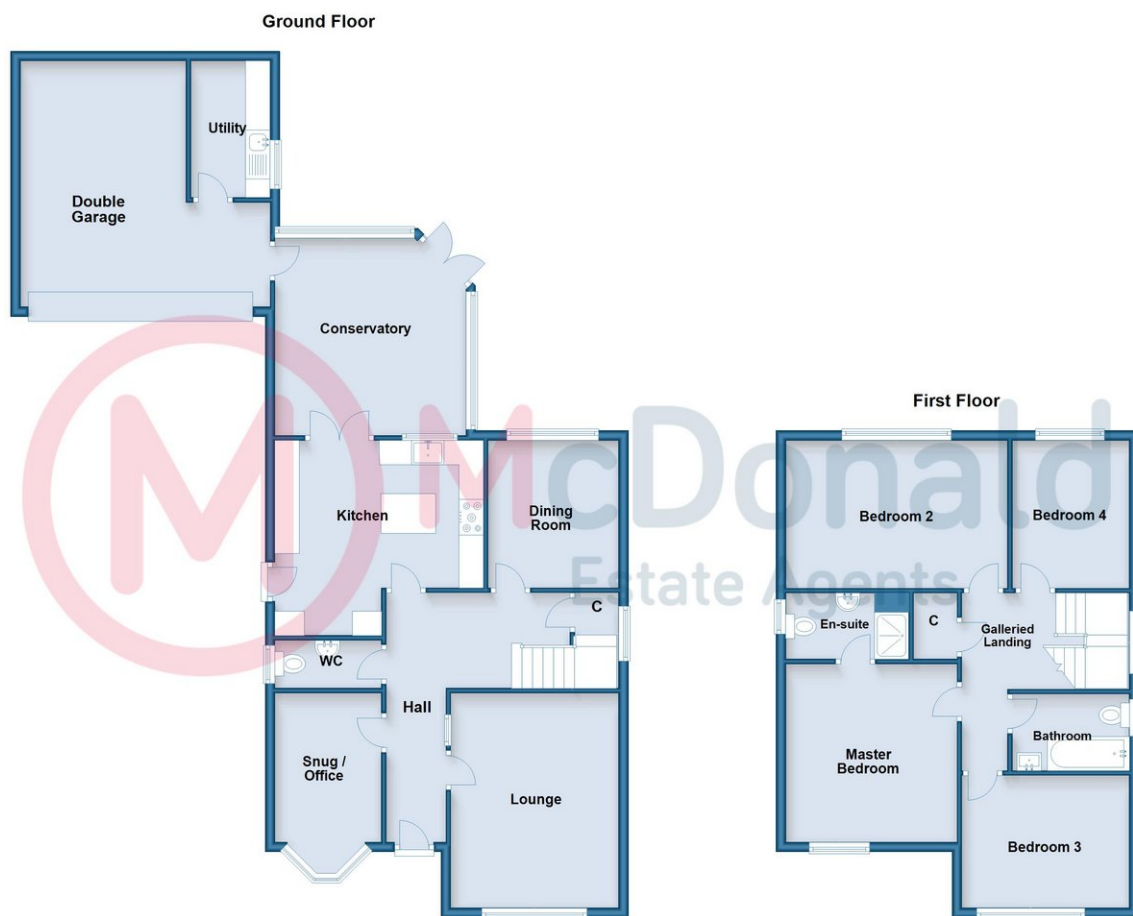


Directions: Travel north along Whitegate Drive, turning right at the lights into Newton Drive, travel up to the roundabout and proceed straight ahead taking the first right into Dauntesay Avenue, finally take your first left into Charnwood Avenue.

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) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Charnwood Avenue

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