



13 Newbury Avenue, Blackpool,
FY4 3BG

£58,950

***** ATTRACTIVELY PRICED to reflect FURTHER
MODERNISATION REQUIRED *****

**This mid-terraced house does require further work, hence
the VERY appealing asking price. That said, it can offer a
LOUNGE and recently fitted DINING KITCHEN, two
bedrooms, SPACIOUS bathroom and UPVC double glazing.**

Grab yourself a BARGAIN and book a viewing now!

- TWO bedrooms
- SPACIOUS bathroom
- Lounge
- FITTED DINING kitchen
- UPVC double glazing
- Rear GARDEN
- Cul De Sac location
- No Chain

McDonald
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Ground Floor:

Hallway: UPVC double glazed front door, Staircase.

Lounge: 13'4" x 12'2" (4.06 m x 3.71 m) Beautiful feature stone fireplace with living flame coal effect gas fire.

Dining Kitchen: 15'2" x 7'5" (4.62 m x 2.26 m) Modern fitted wall and base cupboard units, Roll edge worktops, Stainless steel sink, Two UPVC double glazed windows and UPVC double glazed rear door.



First Floor:

Landing:

Bedroom 1: 15'0" x 9'0" (4.57 m x 2.74 m) UPVC double glazed window, Built in wardrobe.

Bedroom 2: 11'10" x 7'2" (3.61 m x 2.18 m) UPVC double glazed window, Built in wardrobe.

Bathroom: Comprising cast iron bath, Low flush wc & Pedestal wash hand basin, UPVC double glazed window, Built in airing/cupboard with immersion heater.



Outside:

Rear Yard: Paved.

Tenure: We are informed the property is Freehold. Interested parties should seek clarification from their solicitor.

Council Tax: Band A / Charges as @ 28th May 2024 are £1518 for the period 2024/2025

Heating: Gas fire (NOT TESTED)

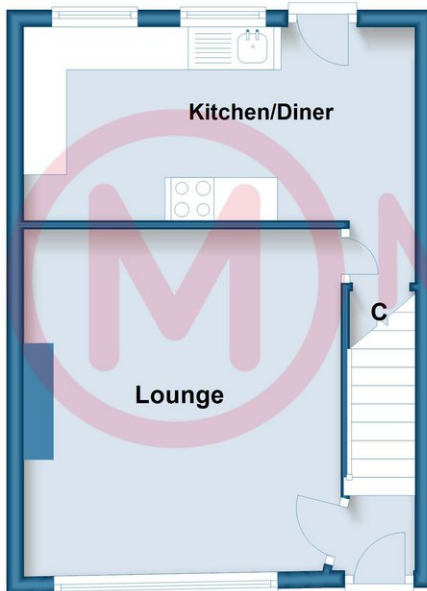
Directions: From Blackpool town centre head south along Central Drive. After some distance you'll pass straight through the junction with Waterloo Road. Then take the second left into Aintree Road. Then finally second right into Newbury Avenue.

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.

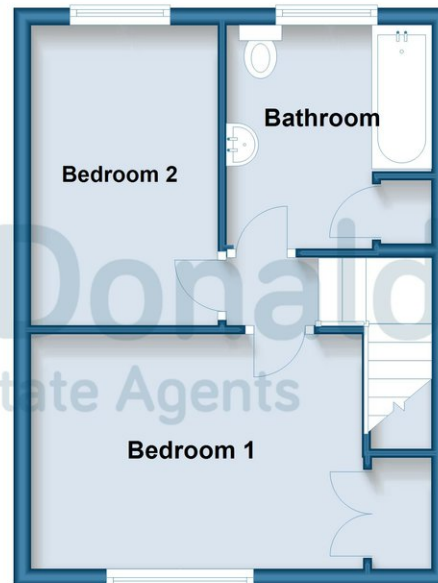
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			40
(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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Newbury Avenue

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