



66 Birchway Avenue, Blackpool,
Lancashire, FY3 8EY

£160,000

***** EXTENDED SEMI-DETACHED WITH GARDEN OFFICE *****

This semi-detached house standing upon an imposing elevated site, is in good decorative order and has been **EXTENDED** to provide a **LARGER KITCHEN** with fitted wall and base units, open to the **DINING** area which in turns leads out to the **SUNNIER WEST FACING** rear gardens **OVER 50ft** long. Within the gardens is a 'Lantera Log Cabin', which is being utilised as a 'Garden Office'.

In addition, there is **UPVC double glazing**, **gas central heating**, **THREE bedrooms** and a **modern bathroom**.
NO ONWARD CHAIN

- **THREE bedrooms**
- **EXTENDED fitted kitchen**
- **TWO reception rooms**
- **MODERN bathroom**
- **UPVC double glazing**
- **Gas central heating**
- **WEST facing rear OVER 50ft**
- **GARDEN OFFICE**

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Hall: Spindled staircase, Wood effect laminate flooring, Decorative cover to concealed radiator, Understairs storage, UPVC double glazed front door.

Lounge: 11'8" x 11'2" (3.56 m x 3.40 m) Coved ceiling, UPVC double glazed window, Double radiator.

Dining Room: Wood effect laminate flooring, UPVC double glazed patio doors, Radiator. Open to:-

Kitchen: 10'2" x 7'10" (3.10 m x 2.39 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven and hob with extractor hood, Plumbed for washing machine, Part tiled walls, Gas central heating boiler, UPVC double glazed window.

First Floor:

Bedroom 1: 12'9" x 11'0" (3.89 m x 3.35 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 2: 11'2" x 11'0" (3.40 m x 3.35 m) Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 3: 8'0" x 5'9" (2.44 m x 1.75 m) Built in wardrobe, UPVC double glazed window, Radiator.

Bathroom: Modern bathroom comprising; Combination 'P' shaped bath and shower, Vanity wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Heated towel rail/radiator.

Outside:

Front: Mainly stone gravelled flowerbed.

Rear: Large, Sunnier south-south westerly facing rear gardens, Mainly lawned, Large paved patio.

Garden Office: 13'8" x 7'3" (4.17 m x 2.21 m) Wi-fi, Double glazed windows, Light and power. We have been advised this is a Lantera Log Cabin and full details can be found here:
<https://dunsterhouse.co.uk/premiumplus-lantera-w4-5m-x-d3-5m>

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. At the lights at the end turn right into Newton Drive. After passing through the first set of lights Birchway Avenue is the second turning 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.

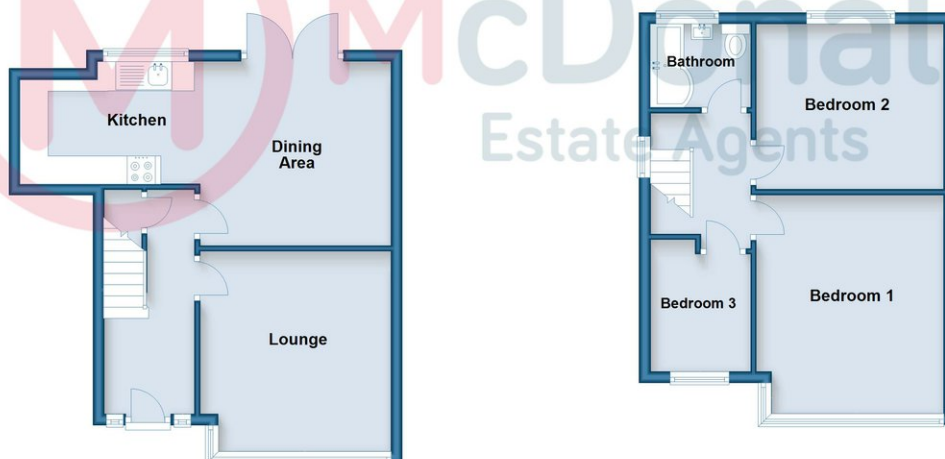
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Ground Floor



First Floor



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Birchway Avenue

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