



10 Caldervale Avenue,
Poulton-le-Fylde, FY6 7DZ

£229,950

***** EXTENDED SEMI-DETACHED BUNGALOW nr POULTON CENTRE *****

This well-presented semi-detached bungalow is **VERY** convenient for Poulton Village at just 0.3 miles from the centre.

With generous accommodation complimented by the addition of a lovely **UPVC CONSERVATORY** overlooking the enclosed rear gardens and **TWO LOFT ROOMS** to supplement the original **TWO DOUBLE** bedrooms. In addition there is a **MODERN** shower room, **UPVC** double glazing, gas central heating and an **EXTENDED** garage, plus additional parking.

No onward chain.

- Two **DOUBLE** bedrooms **PLUS** two loft rooms
- Lounge
- **DINING** kitchen
- **UPVC** conservatory

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- **MODERN shower room**
- **UPVC double glazed**
- **Gas central heating**
- **EXTENDED Garage**
- **No chain.**



Ground Floor:

Vestibule: UPVC double glazed front door and window, Wooden effect laminate flooring, Meter cupboard

Hall: Wooden effect laminate flooring, Radiator, Coved ceiling, Cloaks cupboard.

Lounge: 13'8" x 13'5" (4.17 m x 4.09 m) Decorative fireplace, UPVC double glazed bay window, Coved ceiling, Double radiator.

Bedroom 2: 11'7" x 11'1" (3.53 m x 3.38 m) UPVC double glazed window, Double radiator, Fitted shelving /bookcase, Staircase to second floor.

Bedroom 1: 11'10" x 11'5" (3.61 m x 3.48 m) Lovely fitted wardrobes with vanity dresser and drawer units, UPVC double glazed window, Radiator, Wooden effect laminate flooring.

Shower Room: Modern shower room with LARGE shower cubicle incorporating seat, Vanity wash hand basin, Low flush Wc, Heated towel rail/radiator, Built in louvred storage cupboard which also houses the gas central heating boiler, Tiled effect laminate flooring.

Dining Kitchen: 12'6" x 10'4" (3.81 m x 3.15 m) Fitted wall and base cupboard units, Complimentary roll edge work tops, Built in Double oven/Grill, Hob, Extractor hood, Two UPVC double glazed windows, Double radiator, Wooden effect laminate flooring, Part tiled walls.

Conservatory: 12'5" x 7'3" (3.78 m x 2.21 m) UPVC double glazed windows and patio door, Plumbed for automatic washer, Wooden effect laminate flooring, Panelled ceiling.



First Floor:

Landing: Access to large eaves storage cupboard.

Loft Room 1: 10'5" x 9'5" (3.17 m x 2.87 m) Double radiator, UPVC double glazed window, Eaves Storage cupboard

Loft Room 2: 12'10" x 7'10" (3.91 m x 2.39 m) Double radiator, UPVC double glazed window.



Outside

Front Garden: Lawned with flowered bed to border.

Rear Garden: There is a crazy paved and lawned area with surrounding flowered beds and also a second crazy paved patio area behind the garage.

Garage: With up and over door, light and power. The garage has been extended and now also has a possible Utility / Workshop area.

Heating: Gas central heating (NOT TESTED)

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

Council Tax: Band C / £2,076.44 per annum 2025/6



Directions: From Poulton Centre and the ring round head out of the centre, west, via Blackpool Old Road. Take the second left into Wyresdale Avenue. And First right into Caldervale 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		81
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Caldervale Avenue

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