



64 King Edward Avenue, Blackpool,  
FY2 9SY

**£155,000**

**\*\*\* A HUGE end garden terraced house with DEVELOPMENT POTENTIAL \*\*\***

This is truly a **SUBSTANTIAL** home, a super example of traditional property with **HIGH** ceilings and large rooms throughout. This has been increased further with the addition of a **LOFT ROOM** almost 18ft x 11ft. The property does require modernisation throughout, and thus has possible development potential.  
Situated just 300 yards from the Promenade.

- THREE bedrooms PLUS LOFT ROOM
- Loft room almost 18ft x 11ft.
- Two SEPARATE receptions
- Dining kitchen OVER 22ft
- SPACIOUS four peice bathroom
- Corner plot
- Close to PROMENADE

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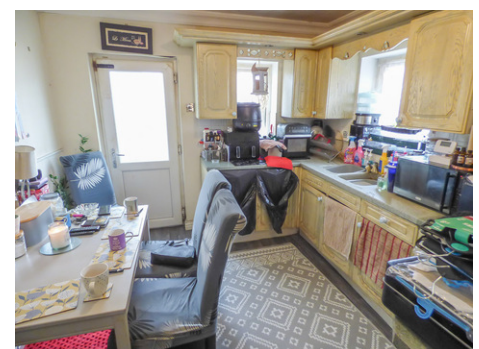
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**Vestibule:** UPVC double glazed window and door.

**Hall:** Spindled staircase, Coved ceiling, Wood effect laminate flooring.

**Ground Floor WC:** Low flush WC, Wash basin, Tiled walls.

**Lounge:** 16'2" x 16'1" (4.93 m x 4.90 m) Beautiful fireplace with impressive fire surround, Period style inset and open grate fire, Coved ceiling, Picture rail, Wood effect laminate flooring, UPVC double glazed bay window and UPVC double glazed inglenook windows, Radiator.

**Dining Room:** 15'7" x 14'6" (4.75 m x 4.42 m) Fitted bar, Coved ceiling, UPVC double glazed bay window.

**Dining Kitchen:** 22'5" x 9'6" (6.83 m x 2.90 m) Range of fitted wall and base cupboard units, Complementary roll edge worktops, Colour coordinated sink, Plumbed for washing machine, Two UPVC double glazed windows, Radiator.

**First Floor:**

**Landing:**

**Bedroom 1:** 16'4" x 15'8" (4.98 m x 4.78 m) UPVC double glazed bay window and inglenook windows.

**Bedroom 2:** 15'9" x 13'8" (4.80 m x 4.17 m) UPVC double glazed bay window.

**Bedroom 3:** 8'6" x 7'8" (2.59 m x 2.34 m) UPVC double glazed window, Radiator.

**Bathroom:** Spacious four piece bathroom, with Panelled corner bath with side seat, Separate shower cubicle, Vanity wash hand basin, Low flush WC, Tiled walls and floor, Radiator, Two UPVC double glazed windows.

**Second Floor:**

**Landing:** UPVC double glazed window.

**Attic Room:** 17'8" x 9'11" (5.38 m x 3.02 m) Two UPVC double glazed windows and double glazed skylight window.

**Outside:** Front and side gardens.

**Rear Yard:** Concreted for ease of maintenance.

**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 - C £2024.00 (2024/25)

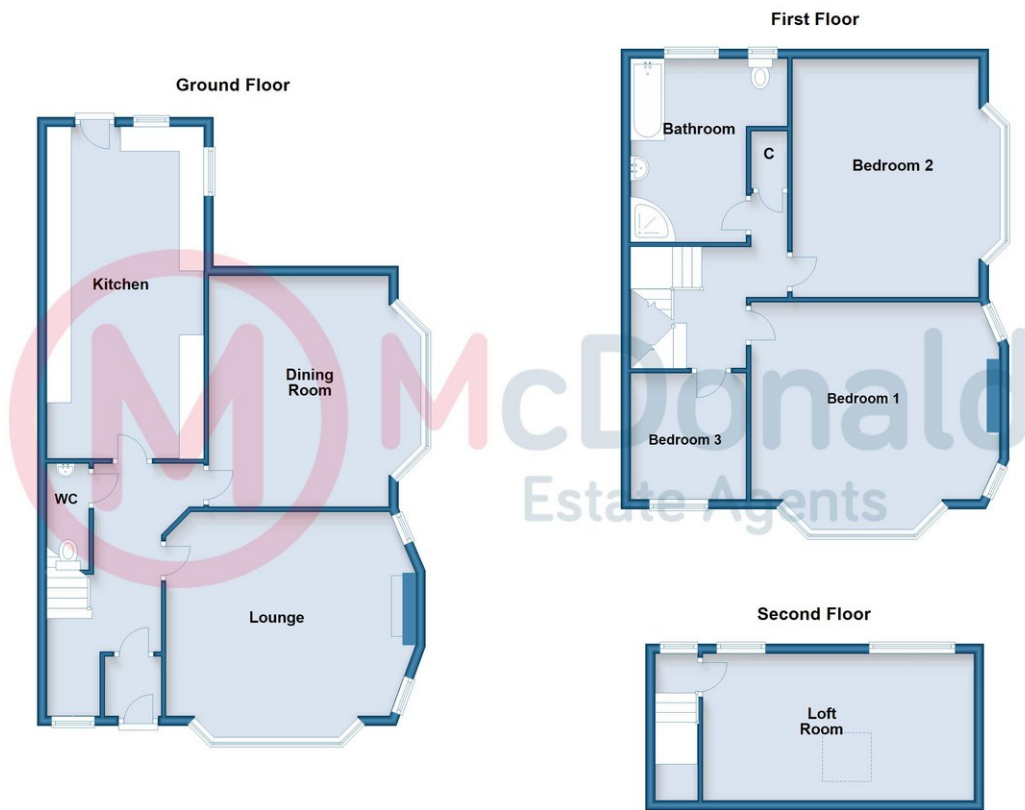


**Directions:** From our office on Red Bank Road, travel south directly along Warbreck Drive, King Edward Avenue is the last turning on the left.

**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
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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King Edward Avenue

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