



41 Dautesey Avenue, Herons Reach,  
Blackpool, FY3 8PT

**£164,950**

**\*\*\* MODERN MEWS STYLE TOWN HOUSE in a POPULAR LOCATION \*\*\***

With **GENEROUS** accommodation across **THREE** storeys, this a sizeable **FOUR** bedroom family home. In addition, there are **THREE** bathrooms, two of which are **EN-SUITE** and additional **FOURTH** ground floor wc. There is an **INTEGRAL GARAGE** plus an additional parking space to the front.

The property does require general modernisation, but represents an excellent opportunity to create a large family home on the outskirts of the popular development of Herons Reach, which is under a 1/2 mile to **VICTORIA HOSPITAL** and adjacent is **STANLEY PARK**.

**Possible development opportunity. No chain.**

- FOUR bedrooms • THREE bathrooms
- Additional Wc
- FITTED DINING kitchen
- Integral GARAGE • Parking space
- Gas central heating
- Close to HOSPITAL • Close to STANLEY PARK
- Needs updating



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Estate Agents

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## Open Porch:

**Hall:** Wood effect laminate flooring, Spindled staircase, Understairs storage.

**Ground Floor WC:** Low flush WC, Pedestal wash basin, Wood effect laminate flooring, Double glazed window, Radiator.

**Dining Kitchen:** 16'0" x 10'2" (4.88 m x 3.10 m) Fitted wall and base cupboard units, Complementary roll edge worktops and breakfast bar, One and a half bowl stainless steel sink, Built in oven and hob with extractor over, Two double glazed windows, UPVC double glazed patio doors to the rear garden, Radiator.

## First Floor:

**Landing:** Staircase to the second floor.

**Lounge:** 16'0" x 10'2" (4.88 m x 3.10 m) Fire surround, Coved ceiling, Two radiators, Two UPVC double glazed doors leading to balcony.

**Bedroom 1:** 16'0" x 9'0" (4.88 m x 2.74 m) Double glazed window, Radiator.

**En-Suite:** Comprising; Panelled bath with overhead shower, Low flush WC, Pedestal wash basin, Part tiled and panelled walls, Double glazed window, Radiator.

## Second Floor:

**Landing:**

**Bedroom 2:** 12'9" x 12'4" (3.89 m x 3.76 m) Double glazed window, Radiator.

**En-Suite 2:** Comprising; Shower cubicle, Pedestal wash basin, Low flush WC.

**Bedroom 3:** 10'2" x 9'8" (3.10 m x 2.95 m) Two double glazed windows, Radiator.

**Bedroom 4:** 10'2" x 6'0" (3.10 m x 1.83 m) Double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with shower attachment, Pedestal wash basin, Low flush WC, Tiled walls, Radiator.

## Outside:

**Front:** Patterned concrete for ease of maintenance, Also providing additional parking.

**Rear:** Paved and concreted patios, Established trees.

**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:** Comprising; Panelled bath with shower attachment, Pedestal wash basin, Low flush WC, Tiled walls, Radiator.



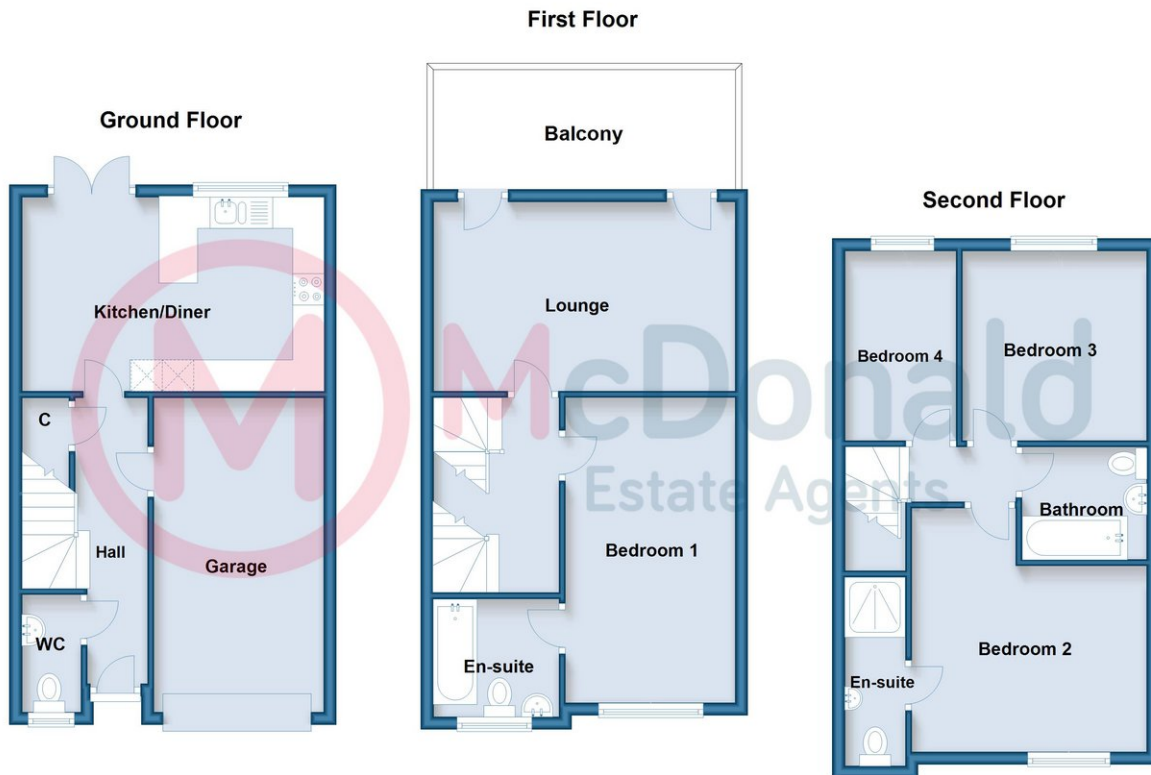


**Directions:** From Stanley Park head inland along Newton Drive. Straight ahead at the roundabout and taking the second right, just after the allotments on your right, into Dautesey Avenue,

**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)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(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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**Dautesey Avenue**

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