



24 Highbury Avenue, Layton,
FY3 7DL

£154,950

***** IMMACULATE, EXTENDED SEMI-DETACHED nr LOCAL AMENITIES*****

This traditional style, stone-bayed semi detached house has recently been REFURBISHED and is IMMACULATELY presented throughout, with NEWLY fitted kitchen and bathroom fixtures.

With THREE bedrooms, a MODERN bathroom and EXTENDED kitchen, Two SEPARATE reception rooms and a location conveniently just 100 yards from LAYTON CENTRE and all the associated amenities.

No onward chain.

- THREE bedrooms
- Two SEPARATE reception rooms
- MODERN fitted kitchen
- MODERN bathroom
- UPVC double glazing
- Gas central heating
- Gardens front and rear
- Nr: LOCAL shops
- No Chain

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Open Porch:

Hall: Twisted spindled staircase, Meter cupboard, Understairs storage housing combi gas central heating boiler, Radiator.

Ground Floor WC: Low flush WC, Wash basin.

Lounge: 14'9" x 11'6" (4.50 m x 3.51 m) Fitted living flame coal effect gas fire with fire surround, Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Room: 11'11" x 11'5" (3.63 m x 3.48 m) Fitted living flame coal effect gas fire with fire surround, UPVC double glazed window, Radiator.

Extended Kitchen: 12'1" x 8'8" (3.68 m x 2.64 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, Two UPVC double glazed windows and rear door, Radiator.



First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 11'11" x 10'10" (3.63 m x 3.30 m) Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 11'10" x 11'5" (3.61 m x 3.48 m) Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 3: 8'0" x 6'6" (2.44 m x 1.98 m) UPVC double glazed window, Radiator.

Bathroom: Modern three piece bathroom comprising; Panelled bath with shower and screen, Integrated vanity wash basin and low flush, Panelled walls and ceiling, UPVC double glazed window, Heated towel rail/radiator.



Outside:

Front: Established garden with a variety of plants, shrubs and trees.

Rear: Mostly as paved patio areas, Large flowerbed, Good level of privacy.

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)



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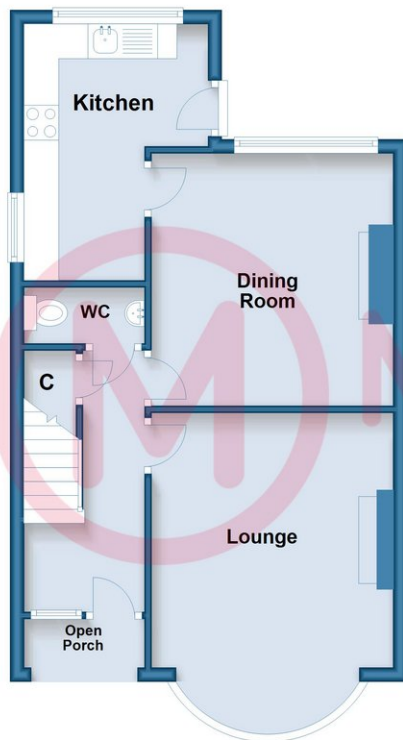
Directions: Travel north along Whitegate Drive into Devonshire Road and at the lights with Talbot Road turn right. Follow the road around to the left into Westcliffe Drive, continue up the hill and before the crest the penultimate right turning is Highbury Avenue.

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.

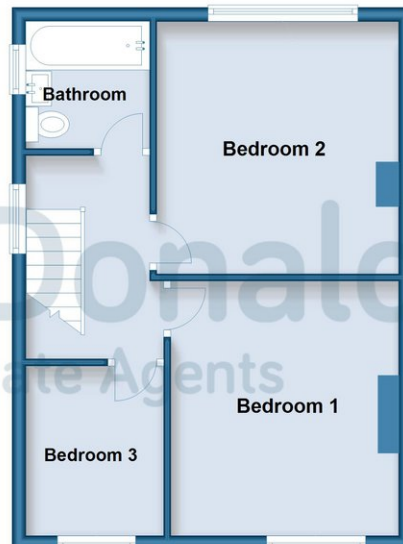
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Highbury Avenue

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