



16 Forshaw Avenue, Blackpool,  
FY3 7PW

**£99,950**

**\*\*\* SPACIOUS THREE DOUBLE BEDROOM SEMI-DETACHED \*\*\***

This semi-detached house would benefit from a little further updating but has many appealing features. The SIZE being one of them with **THREE DOUBLE** bedrooms, an **ADDITIONAL** ground floor WC to supplement the first floor shower room, invaluable off-street **PARKING** and a sunnier **SOUTH** facing aspect to the rear.

The property is also conveniently just 100 yards from a **LOCAL PARK**.

- THREE DOUBLE bedrooms
- Lounge • DINING area
- Kitchen
- GROUND FLOOR wc
- Shower Room
- SOUTH rear
- Off-street PARKING
- UPVC double glazing
- Gas central heating

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**Hall:** Delft shelf, Staircase, Double glazed composite front door, Wood effect laminate flooring, UPVC double glazed window, Concealed radiator.

**Lounge:** 14'0" x 11'11" (4.27 m x 3.63 m) Tiled fireplace with living flame coal effect gas fire, UPVC double glazed window, Double radiator.

**Dining Room:** 12'5" x 8'5" (3.78 m x 2.57 m) Understairs storage, Wood effect laminate flooring, UPVC double glazed window, Concealed radiator. Sliding door to:-

**Kitchen:** 9'6" x 7'2" (2.90 m x 2.18 m) Wall and base cupboard, Stainless steel sink, Part tiled walls, Built in cupboard, Plumbed for washing machine, UPVC double glazed window.

**Rear Vestibule:** UPVC double glazed rear door.

**First Floor:**

**Landing.**

**Bedroom 1:** 14'1" x 11'3" (4.29 m x 3.43 m) Fitted wardrobes, Built in vanity dresser, UPVC double glazed window, Double radiator.

**Bedroom 2:** 12'2" x 10'6" (3.71 m x 3.20 m) Wood effect laminate flooring, UPVC double glazed window, Double radiator.

**Bedroom 3:** 9'11" x 6'11" (3.02 m x 2.11 m) Built in wardrobe, UPVC double glazed window, Radiator.

**Shower Room:** Comprising; Shower cubicle, Vanity wash basin, Low flush WC, Built in cupboard, Tiled walls, UPVC double glazed window.

**Outside:**

**Front Garden:** Mostly Paved for ease of maintenance

**Rear Garden:** Sunnier south facing aspect, Mostly lawned with paved patio/path and flower beds.

**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 - A £1518.00 (2024/25)



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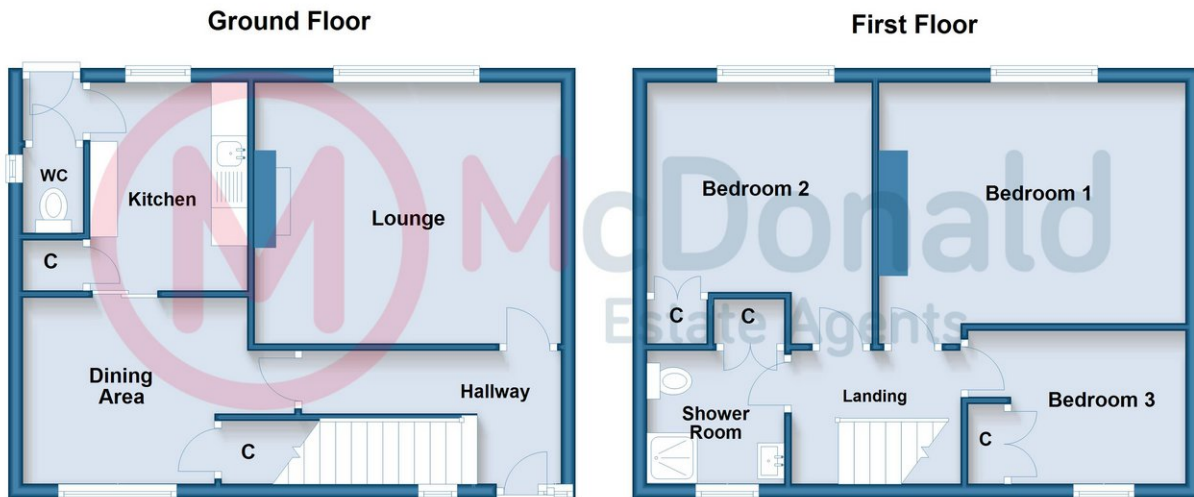


**Directions:** Travel north along Whitegate Drive to the end. Turn right at the lights onto Newton Drive and up to the roundabout. Exit left into St. Walburgas Road and on to the next roundabout. Exit right into Poulton Road. Turn first right into Chepstow Road, third left into Gateside Drive and finally first left into Forshaw 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			



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Plan produced using PlanUp.

**Forshaw Avenue**

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