



6 Collingwood Avenue, Blackpool,  
FY3 8BZ

**£155,000**

**\*\*\* SUBSTANTIAL FOUR BEDROOM FAMILY HOME\*\*\***

This is a **VERY SPACIOUS** home, supplemented further by the extension into **LOFT AREA**. Now with **FOUR bedrooms PLUS** a boxroom/office. A **FOUR piece family bathroom PLUS** en-suite and additional ground floor wc. There is a **LARGE lounge** over 16ft x 13ft and a modern open plan fitted dining kitchen.

Externally are gardens with an invaluable **GARAGE** located to the rear.

**No chain.**

- LARGE family home
- FOUR bedrooms
- Boxroom/Office
- TWO bathrooms
- Additional WC
- Lounge
- Open plan dining kitchen



**McDonald**  
Estate Agents

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 **BRITISH PROPERTY AWARDS 2021** **GOLD WINNER**  
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- UPVC double glazed
- Gas central heating
- Garage

**Porch:** UPVC double glazed windows and front door.

**Hall:** Parquet flooring, Picture rail, Staircase, Radiator.

**Ground Floor WC:** Low flush WC, Wash basin, Tiled walls, Wood effect laminate flooring, UPVC double glazed window.

**Lounge:** 16'0" x 13'3" (4.88 m x 4.04 m) Feature fireplace with fire surround, marble effect inset and hearth and living flame coal effect gas fire, Coved ceiling, 'Oak' parquet flooring, UPVC double glazed bay window, Radiator.

**Second Lounge/Dining Area:** 18'1" x 12'9" (5.51 m x 3.89 m) Coved ceiling, Parquet flooring, UPVC double glazed bay window. Open directly to:-

**Kitchen:** 10'10" x 8'10" (3.30 m x 2.69 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Integrated fridge, freezer and dishwasher, Colour coordinated one and a half bowl sink, Extractor hood, UPVC double glazed window and rear door.

**First Floor:**

**Bedroom 1:** 16'3" x 12'5" (4.95 m x 3.78 m) Fitted wardrobes with ample storage space.

**Bedroom 2:** 14'10" x 11'0" (4.52 m x 3.35 m) Fitted wardrobes with ample storage space, UPVC double glazed window, Radiator.

**Bedroom 3:** 9'1" x 7'1" (2.77 m x 2.16 m) UPVC double glazed window, Radiator.

**Bathroom:** Modern four piece bathroom comprising; Panelled 'spa' bath, Vanity wash basin, Separate shower cubicle, Tiled walls and floor, UPVC double glazed window, Heated towel rail/radiator.

**Second Floor:**

**Bedroom 4:** 16'11" x 9'8" (5.16 m x 2.95 m) Two double glazed skylight windows.

**En-Suite:** Shower cubicle, Integrated low flush WC and wash basin, Mostly tiled walls, UPVC double glazed window.

**Box Room:** 8'1" x 4'3" (2.46 m x 1.30 m) UPVC double glazed window.

**Outside:**

**Front:** Forecourt garden.

**Rear:** Artificial lawn, Brick outbuilding, Raised timber deck.

**Garage/Pub:** Up and over door, Access from rear, Currently utilised as a 'home pub'. Plumbed for washing machine and dryer, Light and power, UPVC double glazed window.

**Heating:** Gas central heating (NOT TESTED)

**Tenure:** We have been informed that the property is freehold.



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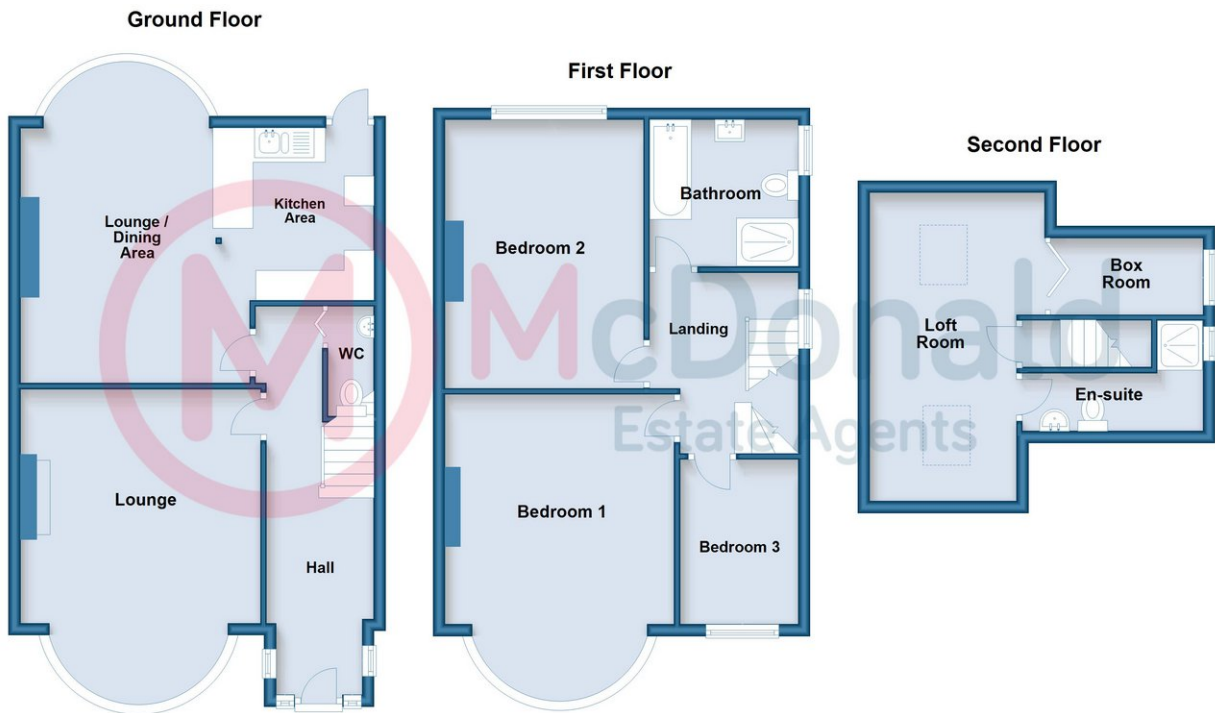


**Directions:** Travel north along Whitegate Drive to the traffic lights with Devonshire Road. Turn right into Newton Drive, turn left at the next lights into Collingwood Avenue.

**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		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Collingwood Avenue

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