



9 Hollywood Avenue, Blackpool,
FY3 8DA

£99,950

***** WELL-PRESENTED GARDEN TERRACED with SOUTH FACING REAR*****

This mid garden terraced house is **WELL-PRESENTED** with **THREE** bedrooms, a **FITTED** kitchen and **MODERN** three piece bathroom in white. Additionally there are both gas central heating and electrical test certificates and a **SOUTH** facing rear aspect.

The property is located within 0.3 miles of the award winning **STANLEY PARK** and 0.8 miles of the **HOSPITAL**.

No Chain

- THREE bedrooms
- MODERN bathroom
- FITTED kitchen
- TWO separate receptions
- SOUTH facing rear
- Gas central heating
- UPVC double glazing
- Well-Presented
- No chain.

Award winning property sales since 1948.



McDonald

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Vestibule: Meter cupboard, UPVC double glazed front door.

Hall: Staircase, Coved ceiling, Picture rail, Radiator.

Lounge: 13'9" x 10'11" (4.19 m x 3.33 m) Fitted gas fire and surround, UPVC double glazed bay window, Two radiators.

Dining Room: 12'2" x 11'8" (3.71 m x 3.56 m) Picture rail, UPVC double glazed window, Radiator.

Kitchen: 7'7" x 7'0" (2.31 m x 2.13 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, One and a half bowl colour coordinated sink, Part tiled walls, Plumbed for washing machine, UPVC double glazed window and rear door.

First Floor:

Landing:

Bedroom 1: 11'6" x 8'9" (3.51 m x 2.67 m) Picture rail, UPVC double glazed window, Radiator.

Bedroom 2: 12'3" x 8'9" (3.73 m x 2.67 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'6" x 5'5" (2.59 m x 1.65 m) Picture rail, UPVC double glazed window, Radiator.

Bathroom: Modern three piece bathroom comprising; Panelled bath with overhead shower and screen, Vanity wash basin, Low flush WC, Built in storage cupboard, UPVC double glazed window, Heated towel rail/radiator.

Outside:

Front: Forecourt garden.

Rear: South facing, Concrete for ease of maintenance.

Heating: Gas central heating (There is a 'gas safe' service certificate dated October 2024 available for review).

Electrics: There is an electrical test certificate dated April 2012 available for inspection.

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1594.81 (2025/26)



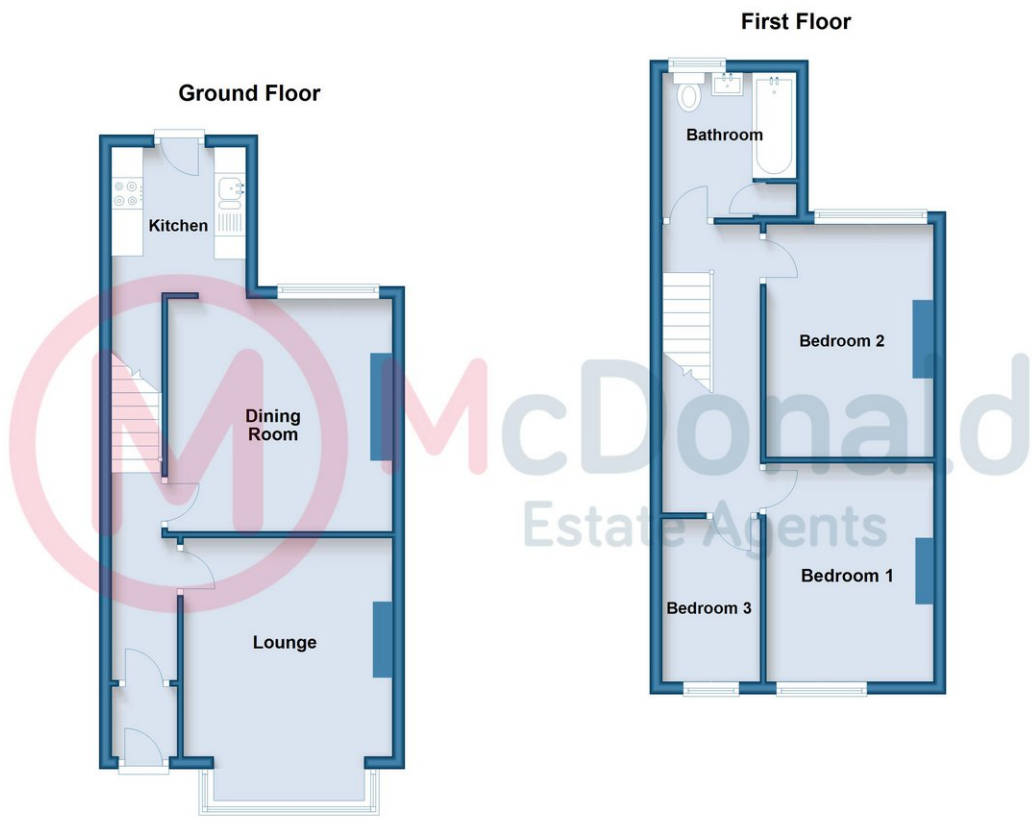
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Directions: Travel north along Whitegate Drive to Devonshire Square. At the lights turn right into Newton Drive. At the next set of lights turn left into Collingwood Avenue, and first right into Hollywood Avenue.

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		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Hollywood Avenue

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