



38 Meanwood Avenue, Blackpool,
FY4 4LX

£169,950

***** EXTENDED SEMI-DETACHED standing on a LARGER CORNER PLOT *****

This semi-detached house is beautifully presented with a tasteful décor throughout and has been **EXTENDED** to the ground floor. Now with a **LARGER** second reception room, **STYLISH** fitted **BREAKFAST** kitchen, separate **UTILITY** room and additional ground floor wc.

In addition, there are **THREE** bedrooms and a **MODERN** shower room.

The property stands on a corner plot with **SOUTH** facing side gardens, an invaluable **GARAGE** and an additional parking space.

- Electrical rewire 2023
- **THREE** bedrooms
- **MODERN** bathroom
- **EXTENDED** to ground floor
- **TWO** reception rooms • **FITTED** integrated kitchen
- **UTILITY** room
- **ADDITIONAL** wc
- UPVC double Glazed • Gas central heating



McDonald
Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498

sales@mcdonaldproperty.co.uk
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Porch: UPVC double glazed porch and front door, Tiled floor.

Hall: Staircase, Meter cupboard.

Lounge: 13'10" x 13'0" (4.22 m x 3.96 m) 'Wood burner' fireplace recessed to chimney breast, Understairs storage, Karndean flooring, UPVC double glazed window, Double doors to:-

Dining Room: 16'2" x 8'10" (4.93 m x 2.69 m) Built in display cupboard, Wood effect laminate flooring, Feature radiator, Second radiator, UPVC double glazed patio doors to rear garden, Directly open to:-

Breakfast Kitchen: 14'6" x 9'11" (4.42 m x 3.02 m) Stylish range of fitted wall and base cupboard units, Complementary roll edge worktops and breakfast bar, One and a half bowl stainless steel sink, Integrated fridge, freezer, dishwasher, oven, hob, extractor hood and wine cooler, Tiled splashback, Wood effect laminate flooring, UPVC double glazed window and rear door. Open archway to:-

Utility Room: 10'0" x 4'11" (3.05 m x 1.50 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Plumbed for washing machine, Tiled splashback.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 12'0" x 10'0" (3.66 m x 3.05 m) Built in wardrobes, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bedroom 2: 10'11" x 10'1" (3.33 m x 3.07 m) Built in wardrobes and vanity dresser, UPVC double glazed window, Radiator.

Bedroom 3: 7'2" x 5'11" (2.18 m x 1.80 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Shower Room: Modern three piece shower room comprising; Large shower cubicle, Vanity wash basin, Low flush WC, UPVC double glazed window, Heated towel rail/radiator.

Outside:

Front: Stone *** for ease of maintenance.

Side: Enclosed south facing garden, Large paved patio, Lawn and flowerbed to border.

Garage: Brick garage, Up and over door, Light and power, Plus additional parking space to driveway.

Heating: Gas central heating (NOT TESTED)

Electrics: The property had a full re-wire in June 2023. Documents 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 - B £1860.61 (2025/26)

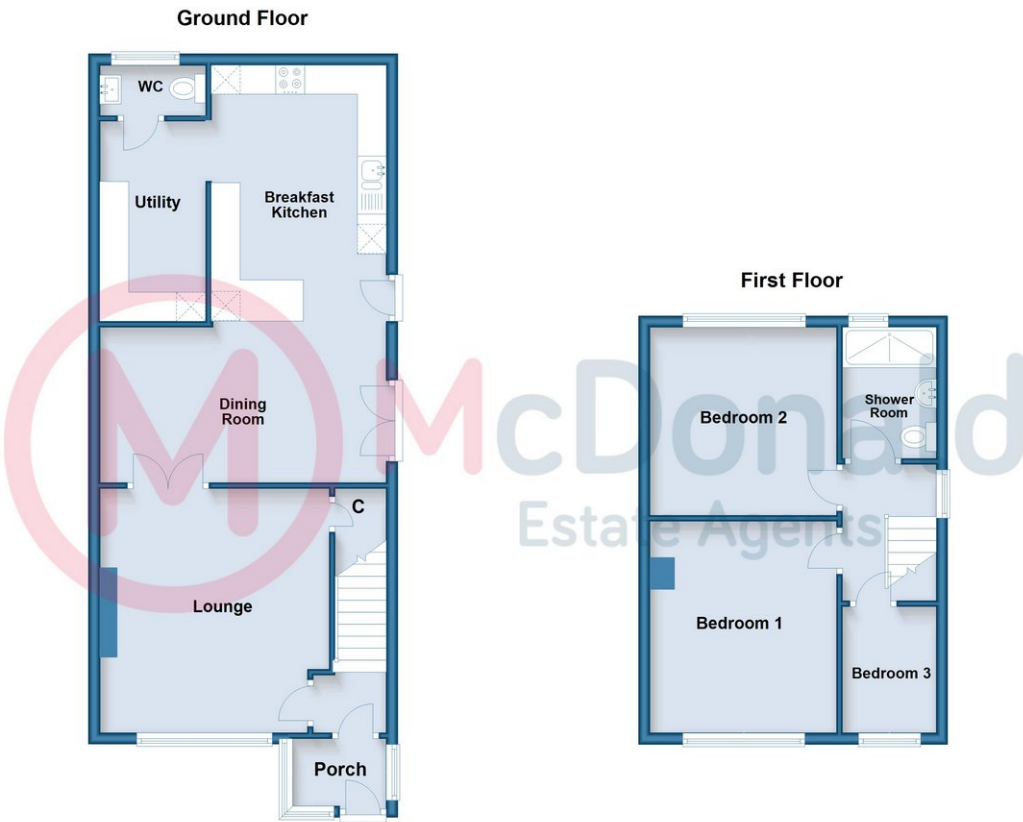


Directions: Travel south along Vicarage Lane, from the roundabout take the sixth on the right into Holbeck Avenue, travel to the far end and bear right into Meanwood Avenue.

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		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Meanwood Avenue

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