



106 Ingleway Avenue, Blackpool,  
FY3 8LH

**£165,000**

**Recently renovated, semi-detached bungalow located just 0.5 miles from Stanley Park and Victoria Hospital!**

**This property has recently been refurbished throughout and is now ready to move straight into! Benefiting from spacious lounge area, brand new kitchen with breakfast area, two double bedrooms and contemporary shower room inside. Heading outside there is a generous southerly facing rear garden, off street parking to the front PLUS garage.**

- Recently renovated
- Spacious accommodation throughout
- Two double bedrooms
- 0.5 miles from Blackpool Hospital
- 0.5 miles from Stanley Park
- Off street parking
- Garage



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**Entrance:** Composite front door.

**Hallway:** Meter cupboard, Radiator.

**Lounge:** 15'8" x 10'0" (4.78 m x 3.05 m) Feature fireplace with electric fire, Wall lights, UPVC double glazed bay window.

**Dining Kitchen:** 21'3" x 7'9" (6.48 m x 2.36 m) Range of wall and base cupboard units with complementary worktops and breakfast bar, Stainless steel sink and drainer, Space for fridge freezer, washing machine, tumble dryer and free standing cooker, Wall mounted boiler, Two UPVC double glazed windows and door.

**Rear Porch:** 6'11" x 5'1" (2.11 m x 1.55 m) Laminate flooring, Two UPVC double glazed windows, UPVC double glazed door.

**Bedroom 1:** 13'2" x 10'11" (4.01 m x 3.33 m) UPVC double glazed window, Radiator.

**Bedroom 2:** 10'1" x 9'11" (3.07 m x 3.02 m) UPVC double glazed window, Radiator.

**Shower Room:** Shower cubicle, Vanity wash basin, Low flush WC, UPVC double glazed window, Radiator.

**Outside:**

**Front:** Off street parking to the front, Raised gravelled area with steps to the front door.

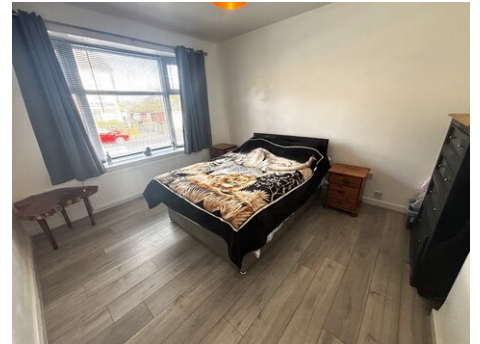
**Rear:** Southerly facing rear garden, Paved patio area, Lawned area.

**Garage:** Double garage door to front.

**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 - C £2024.00 (2024/25)



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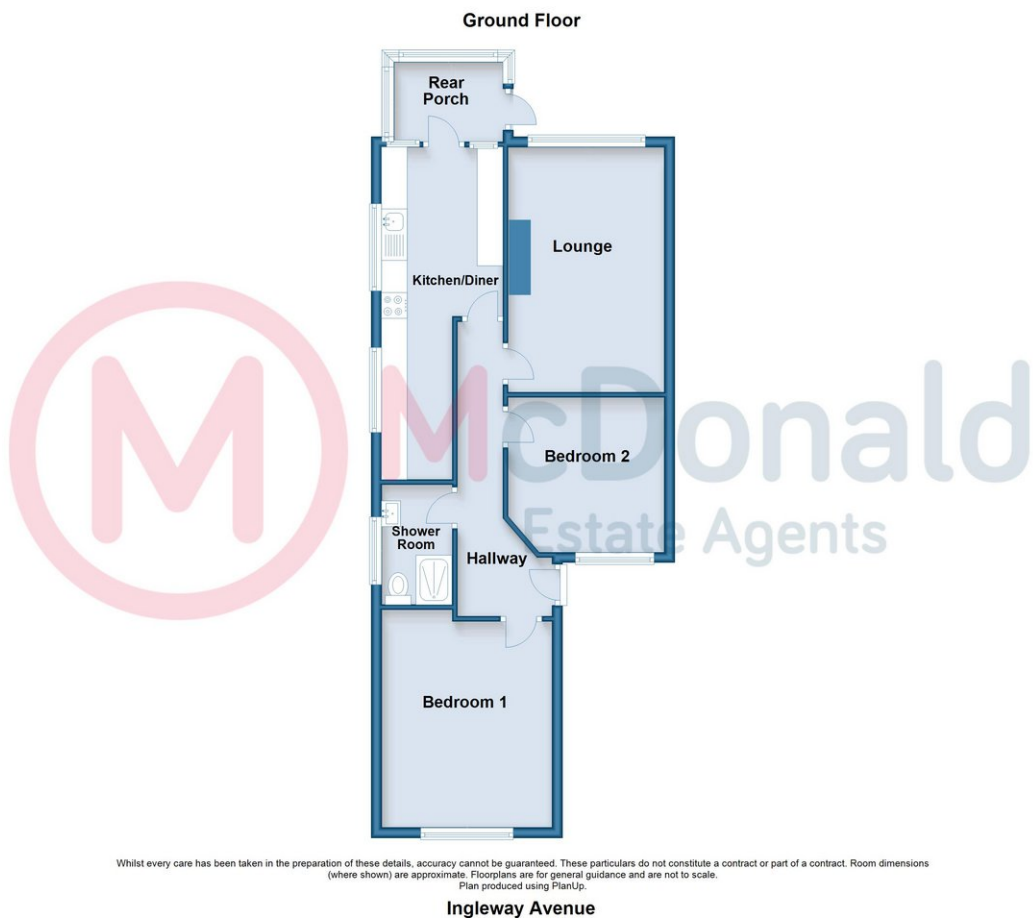


**Directions:** Travel north along Whitegate Drive to the end and at the traffic lights turn right into Newton Drive. Pass straight through the first set of lights and then turn fifth left into Torsway Avenue. Ingleway Avenue is then first right.

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



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