



25 Foxdale Avenue, Blackpool,
FY3 7AJ

£105,000

Three bedroom home available with NO CHAIN DELAY!!

This property presents an ideal first time buy, or buy-to-let opportunity. Benefiting on the ground floor from open plan lounge/dining and kitchen and fantastic under stairs storage. Heading upstairs there are two double bedrooms, plus great sized single with walk in storage/closet plus modern family shower room.

To the rear of the property you will find a sunnier westerly facing garden, whilst to the front provides off street parking.

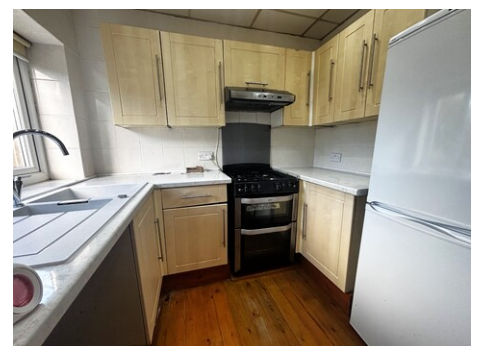
Ideally located in Layton, just 0.4 miles from Westcliffe Drive with a vast range of amenities available.

- No chain delay
- Open plan living
- Three bedrooms
- Westerly facing rear
- Off street parking
- 0.4 miles from Layton Centre



McDonald
Estate Agents

Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk



Award winning property sales since 1948.



Entrance: UPVC double glazed door.

Hall: Meter cupboards, Understairs storage cupboard.

Lounge: 13'5" x 11'10" (4.09 m x 3.61 m) Gas fire with wooden surround and tiled inset and hearth, UPVC double glazed bay window. Open to:-

Dining Room: 13'2" x 11'7" (4.01 m x 3.53 m) UPVC double glazed patio doors to the rear, Electric heater. Open to:-

Kitchen: 7'11" x 6'0" (2.41 m x 1.83 m) Wall and base cupboard units with complementary worktops, Free standing cooker with extractor over, Space for fridge freezer and washing machine, Composite sink and drainer, Spotlighting.

First Floor:

Landing:

Bedroom 1: 11'0" x 11'3" (3.35 m x 3.43 m) UPVC double glazed window, Electric heater.

Bedroom 2: 11'1" x 9'2" (3.38 m x 2.79 m) Range of fitted wardrobes with mirrored sliding doors, UPVC double glazed window, Electric heater.

Bedroom 3: 10'8" x 6'9" (3.25 m x 2.06 m) Walk in storage cupboard, UPVC double glazed window, Electric heater.

Shower Room: Walk in shower cubicle, Wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window, Electric heater.

Outside:

Front: Concrete off street parking to the front.

Rear: Decked seating area, Artificial lawn.

Heating: Electric 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 £1594.81 (2025/26)



Award winning property sales since 1948.

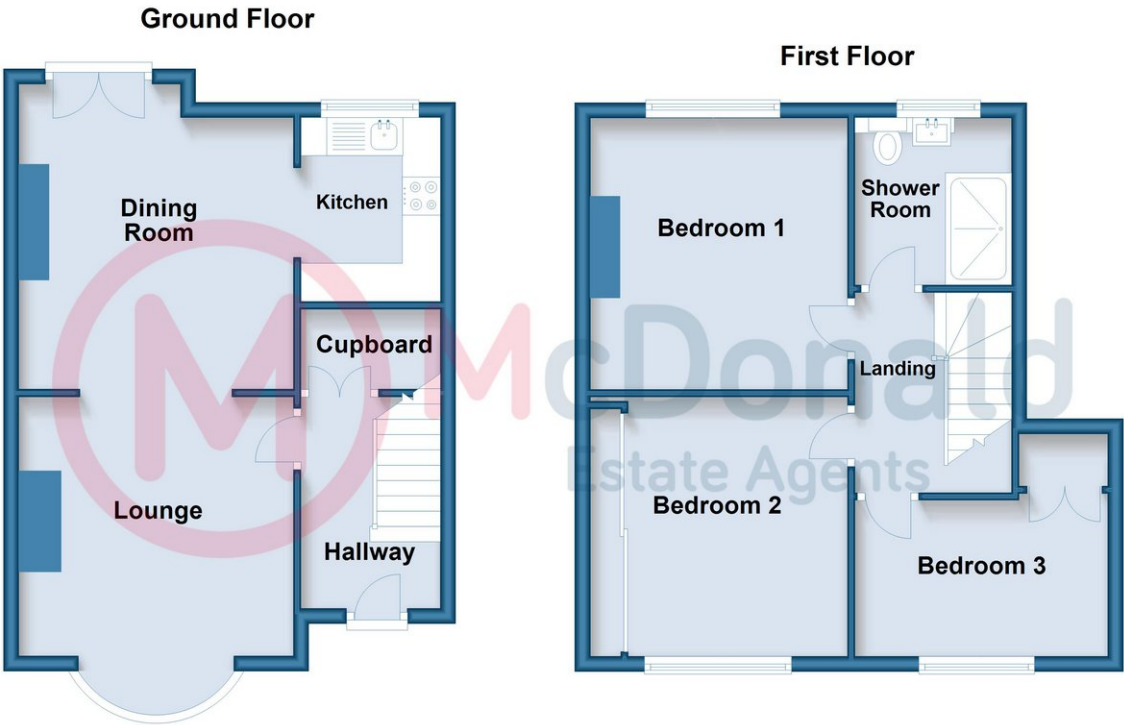


Directions: Travel North along Whitegate Drive, straight ahead at the first set of lights, after the third set of lights turn second right into Ramsey Avenue. Finally right again into Foxdale Avenue.

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		84
(81-91) B		
(69-80) C		
(55-68) D		42
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale.
Plan produced using PlanUp.

Foxdale Avenue

Are YOU thinking of selling?

Call McDonald Estate Agents NOW, for your FREE market appraisal.