



23 Salthouse Avenue, Blackpool,
FY1 5EN

£69,950

***** GARDEN TERRACED HOME with GARAGE to the rear *****

This mid garden terraced house is well presented although would benefit from further modernisation. Excellent potential with **TWO** separate reception rooms, kitchen, **TWO DOUBLE** bedrooms and shower room. There are gardens front and rear and an invaluable **GARAGE** to the rear.

Within just 0.5 miles of the PROMENADE / SEAFRONT.

No chain.

PLEASE NOTE: Proposed Regeneration Scheme Area (SEE BELOW)...

- Two **DOUBLE** bedrooms
- Two **SEPARATE** reception rooms
- Kitchen
- Shower Room
- Gas central heating
- UPVC double glazing
- Gardens

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- GARAGE
- No chain.
- Close to PROMENADE

Vestibule: Hart tiled walls, UPVC double glazed front door.

Hall: Staircase, Coved ceiling, Concealed radiator.

Dining Room: 12'11" x 11'6" (3.94 m x 3.51 m) Decorative fireplace with living flame coal effect gas fire, Coved ceiling, UPVC double glazed window, Radiator.

Lounge: 15'2" x 11'9" (4.62 m x 3.58 m) Feature stone fire surround, Understairs storage, Coved ceiling, UPVC double glazed window, Radiator.

Kitchen: 12'1" x 8'1" (3.68 m x 2.46 m) Wall and base cupboard units, Stainless steel sink, Tiled walls and floor, Plumbed for washing machine, Two UPVC double glazed windows and rear door, Double radiator.

First Floor:

Landing:

Bedroom: 15'2" x 10'7" (4.62 m x 3.23 m) Two UPVC double glazed windows, Double radiator.

Box Room: 5'5" x 5'2" (1.65 m x 1.57 m) Excellent storage area, Housing combi gas central heating boiler.

Bedroom 2: 11'10" x 8'11" (3.61 m x 2.72 m) UPVC double glazed window, Radiator.

Shower Room: Comprising; Shower cubicle, Vanity wash basin, Low flush WC, Tiled walls and floor, Built in storage cupboard, Radiator.

Outside:

Front: Forecourt garden.

Rear: Artificial lawn, Flowerbed to border.

Garage: Sizeable detached concrete sectional garage.

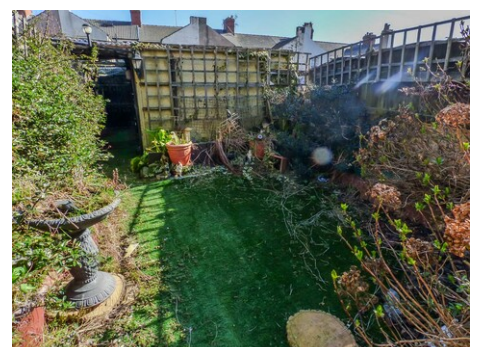
Heating: Gas central heating (NOT TESTED).

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

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

Additional Information: *** This property is in the area affected by the Central Housing Regeneration whereby the council will be looking to acquire homes to redevelop the area over the next 10-15 years. More information available here - <https://www.blackpool.gov.uk/Your-Council/Creating-a-better-Blackpool/Regeneration/Housing-regeneration/Housing-regeneration.aspx>.

Interested parties should seek clarification from their legal advisor.

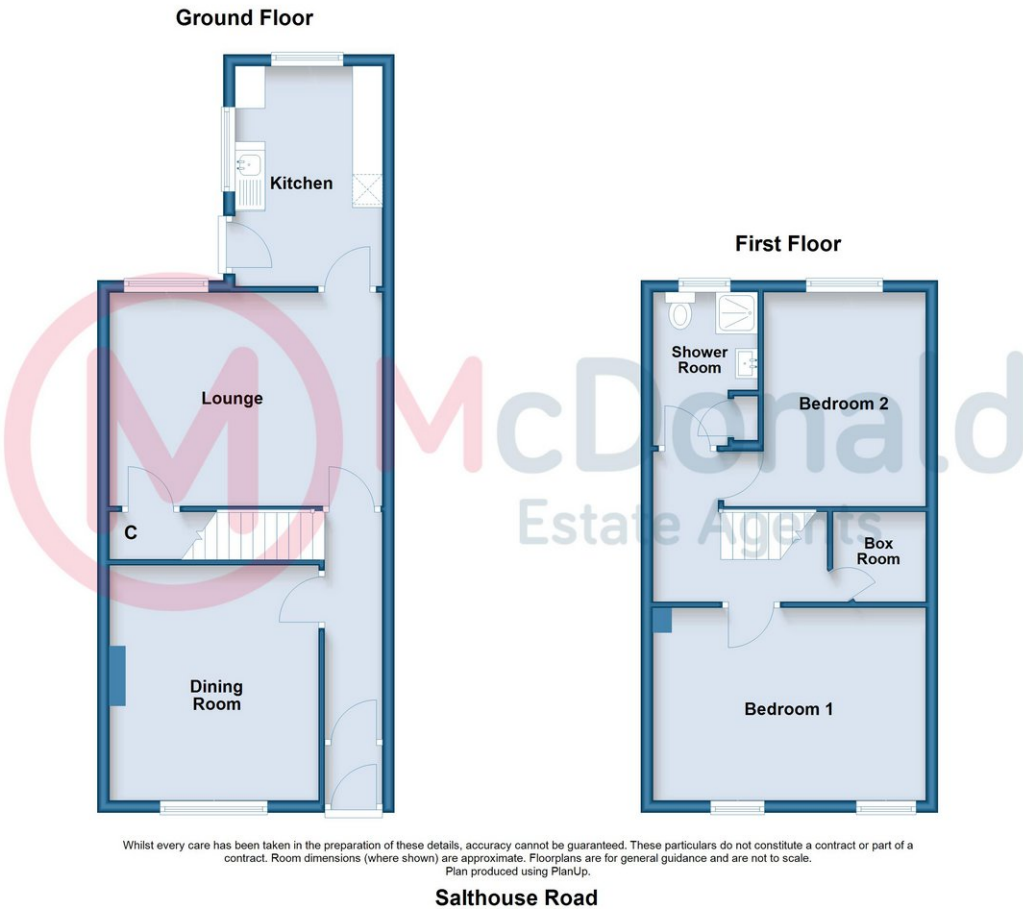


Directions: Proceed south down Whitegate Drive, take the first right turning into Hornby Road, continue down this road the full length then turn left on to Central drive, go over mini roundabout at the next set of lights turn left onto Salthouse Avenue.

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



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