



3 Ailsa Avenue, Marton, Blackpool,  
FY4 4HW

**£112,500**

**\*\*\* CHARMING STARTER HOME with a MUST-HAVE GARAGE \*\*\***

This well-maintained semi-detached home offers excellent potential for further improvement, making it an ideal first property. With its appealing features and great layout, it's a fantastic option for anyone looking to take their first step on the property ladder.

The property includes TWO bedrooms, with the spacious master bedroom measuring over 14ft x 12ft. Additionally, there's a family bathroom, a cozy lounge, and a DINING kitchen.

Outside, you'll find both front and rear gardens, along with the added bonus of an invaluable GARAGE and extra parking space on the driveway.

Perfectly situated just off Preston New Road, offering easy access to the M55, and only 0.5 miles from Stanley Park and 0.3 miles from a major supermarket.

Offered with no onward chain.



**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



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- Two bedrooms
- LARGE master bedroom
- Bathroom
- Lounge
- Fitted DINING kitchen
- Gardens
- Garage and Parking
- UPVC double glazing
- Gas central heating
- Close to SUPERMARKET

**Hall:** Staircase, Picture rail, UPVC double glazed front door.

**Lounge:** 13'1" x 11'3" (3.99 m x 3.43 m) Feature fire surround with composite marble inset and hearth, UPVC double glazed bay window, Radiator.

**Dining Kitchen:** 14'2" x 8'7" (4.32 m x 2.62 m) Fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, Plumbed for washing machine, UPVC double glazed window, Radiator.

**Rear Porch:** UPVC double glazed rear door.

**First Floor:**

**Landing:**

**Bedroom 1:** 14'3" x 12'2" (4.34 m x 3.71 m) Picture rail, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 10'0" x 7'0" (3.05 m x 2.13 m) Built in louvred cupboard, UPVC double glazed window, Radiator.

**Bathroom:** Modern three piece bathroom comprising; Panelled bath with overhead shower and screen, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Radiator.

**Outside:**

**Front:** Stone and slate bed.

**Rear:** Concrete patio and path, Stone and slate bed, Paved patio to garden bottom.

**Outside WC:** Low flush WC to external brick outbuilding.

**Garage:** Detached garage with an up and over door.

**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 - B £1860.61 (2025/26)





**Directions:** Travel the full length of Whitegate Drive south, bearing left at Oxford Square into Preston New Road. Ailsa Avenue is approximately the third road on your right, but you may need to continue a little further before being able to turn back towards Ailsa 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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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 Plan produced using PlanUp.

Ailsa Avenue

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