



22 Cranbrook Avenue, Blackpool,
Lancashire, FY2 0BZ

£119,950

A three Bedroom Semi Detached home in a popular area, really conveniently located for local schools and amenities. Requiring upgrading so offering bags of potential, and sold with NO ONWARD CHAIN.

- Three Bedrooms,
- Lounge and Dining area
- Kitchen
- Three piece Bathroom
- Virtual full double glazing
- Gas central heating
- Gardens
- Garage

Successfully selling property since
1948.



McDonald

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81-83 Red Bank Road, Bispham, FY2 9HZ

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sales@mcdonaldproperty.co.uk

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Hall: UPVC double glazed front door and window, UPVC double glazed side window, Staircase, Meter cupboards, Radiator.

Lounge: 12'0" x 10'5" (3.66 m x 3.17 m) Fireplace, Coved ceiling, UPVC double glazed window. Directly open to:-

Dining Room: 9'3" x 7'7" (2.82 m x 2.31 m) Coved ceiling, UPVC double glazed window, Radiator.

Kitchen: 9'3" x 8'3" (2.82 m x 2.51 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, UPVC double glazed window and rear door, Radiator.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 12'7" x 10'1" (3.84 m x 3.07 m) UPVC double glazed window, Radiator.

Bedroom 2: 10'2" x 9'4" (3.10 m x 2.84 m) Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 3: 8'9" x 6'6" (2.67 m x 1.98 m) Built in cupboard, Two UPVC double glazed windows, Radiator.

Bathroom: Three piece suite comprising; Panel bath with shower over, Pedestal wash basin, Low flush WC, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Mainly lawned.

Rear: Concrete patio area, Artificial lawn, Raised paved patio. Approximately 40' in length.

Garage: Detached concrete sectional garage with an up and over door.

Gas: Gas tested March 2025. (Gas safety Record available to view in the office).

Electric: Tested April 2024 (Electrical Installation Condition Report available to view in the office).

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)

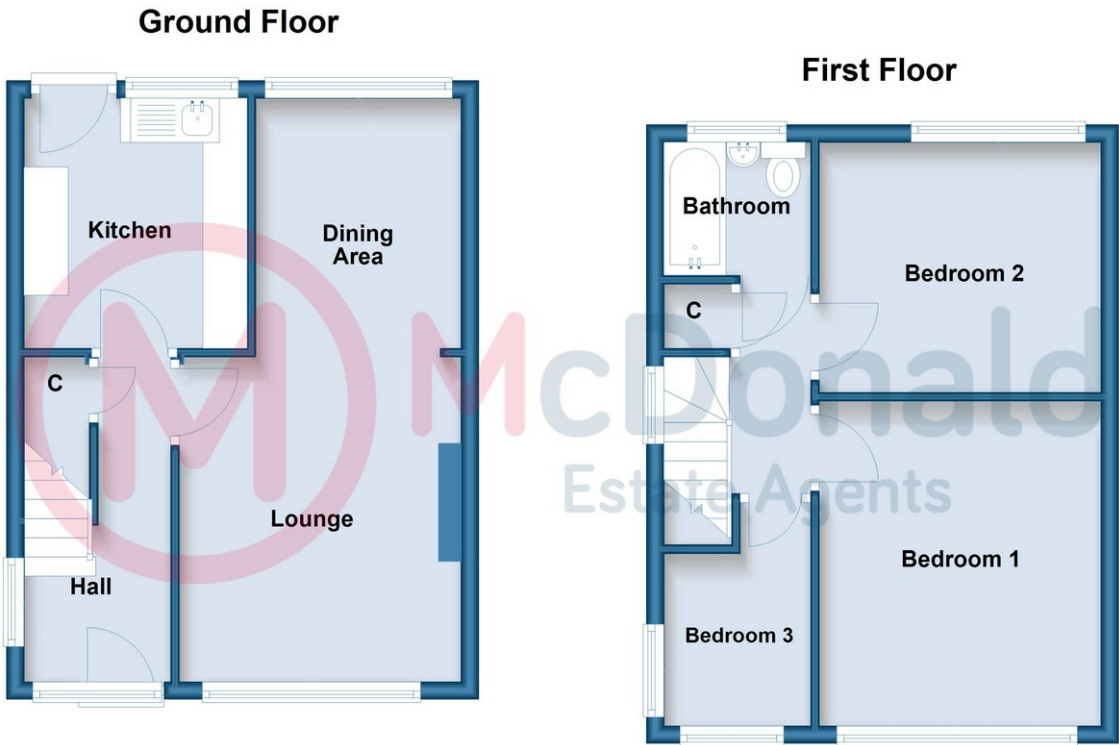


Directions: From our office travel inland to the roundabout and take the second and proceed through the village, continue to the end and turn left onto Ashfield Road. Take the first turning on the left into Fairfax Avenue, and second left again into Cranbrook Avenue.

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		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Cranbrook Avenue

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