



6 Huntley Avenue, Layton, Blackpool,
FY3 7BU

£67,500

***** DEVELOPEMENT / INVESTMENT OPPORTUNITY *****

Whilst requiring further modernisation throughout, this mid terrace house has many appealing features and excellent potential for development.

The main bedroom and lounge are HUGE for this style of property, both being well OVER 14ft x 11ft. There is also a generous DINING kitchen, there are TWO bedrooms, UPVC double glazing and gas central heating.

The property is conveniently located within just 50 yards of central LAYTON, with a wealth of LOCAL SHOPS and amenities literally on the doorstep.

No onward chain

- TWO bedrooms
- LARGE lounge and master bedroom
- DINING kitchen
- Shower room
- UPVC double glazing
- Gas central heating
- Requires modernisation
- No onward chain.

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Vestibule: Meter cupboard, Coved ceiling, Wood effect laminate flooring, UPVC double glazed front door and window.

Lounge: 14'8" x 11'4" (4.47 m x 3.45 m) Fitted gas fire and surround, Built in storage cupboards to alcoves, Meter cupboard, UPVC double glazed window, Wood effect laminate flooring, UPVC double glazed window, Double radiator.

Dining Kitchen: 11'4" x 9'10" (3.45 m x 3.00 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Part tiled walls, Stainless steel sink, UPVC double glazed window and rear door.

First Floor:

Landing:

Bedroom 1: 14'8" x 11'3" (4.47 m x 3.43 m) Combi gas central heating boiler, UPVC double glazed window, Double radiator.

Bedroom 2: 9'10" x 6'5" (3.00 m x 1.96 m) Built in wardrobe to alcove, UPVC double glazed window, Radiator.

Shower Room: Comprising; Panelled shower cubicle, Low flush WC, Wash basin, Part tiled walls, UPVC double glazed window, Radiator.

Outside:

Rear Yard: Concrete for ease of maintenance.

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)



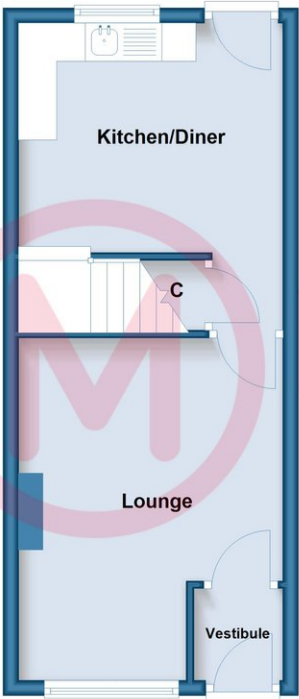
Directions: Travel north along Whitegate Drive. Straight ahead at the traffic lights into Devonshire Road and up to the traffic lights with Talbot Road. Turn Right and follow the road eventually bearing left into Westcliffe Drive in Layton. Huntley Avenue is the third road on your right, but you will need to work your way around the centre reservation and one way system to get into Huntley Avenue itself.

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		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Plan produced using PlanUp.

Huntley Avenue

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