



59 Drummond Avenue, Blackpool,
FY3 8EG

£94,950

***** MODERNISED, and DECEPTIVELY SPACIOUS *****

This mid terraced house is in good decorative order with a **STYLISH** modern decorative theme throughout. The main bedroom is simply **HUGE!** measuring over 15ft x 12ft, there is a second double bedroom, **MODERN** three piece bathroom in white and an **OPEN PLAN** through lounge and dining room leading to the modern **FITTED** kitchen.

There is a sunnier **SOUTH** facing rear with low maintenance gardens.

Situated just 250 yards from **LAYTON CENTRE** with a wealth of local shops and amenities and at the top end of the road is a **LOCAL PARK**.

Internal viewing recommended.

- Two **DOUBLE** bedrooms; **HUGE** master bedroom
- Modern Bathroom; **STYLISH** fitted kitchen
- UPVC double glazing; Gas central heating
- **SOUTH** facing rear
- **MODERN** décor
- Near local **PARK**: Near **LOCAL** shops
- **NO CHAIN**

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McDonald

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Dining Room: 15'0" x 12'8" (4.57 m x 3.86 m) Spindled staircase, Meter cupboard, UPVC double glazed front door, UPVC double glazed window, Radiator. Directly open to:-

Lounge Area: 12'8" x 12'1" (3.86 m x 3.68 m) Understairs storage, UPVC double glazed window, Radiator.

Kitchen: 10'5" x 6'5" (3.17 m x 1.96 m) Modern range of fitted wall and base cupboard units with complementary roll edge worktops, Stainless steel sink, Built in oven and hob with extractor hood, Half tiled walls, Plumbed for washing machine, UPVC double glazed window and rear door, Radiator.



First Floor:

Landing: Built in cupboard.

Bedroom 1: 15'1" x 12'8" (4.60 m x 3.86 m) Fitted wardrobes, UPVC double glazed window, Radiator.



Bedroom 2: 8'11" x 7'11" (2.72 m x 2.41 m) Built in cupboard housing combi gas central heating boiler, UPVC double glazed window, Radiator.



Bathroom: Comprising; Panelled bath with overhead shower, Low flush WC, Vanity wash basin, Mostly tiled walls, UPVC double glazed window, Radiator.

Outside:

Rear Yard:

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)



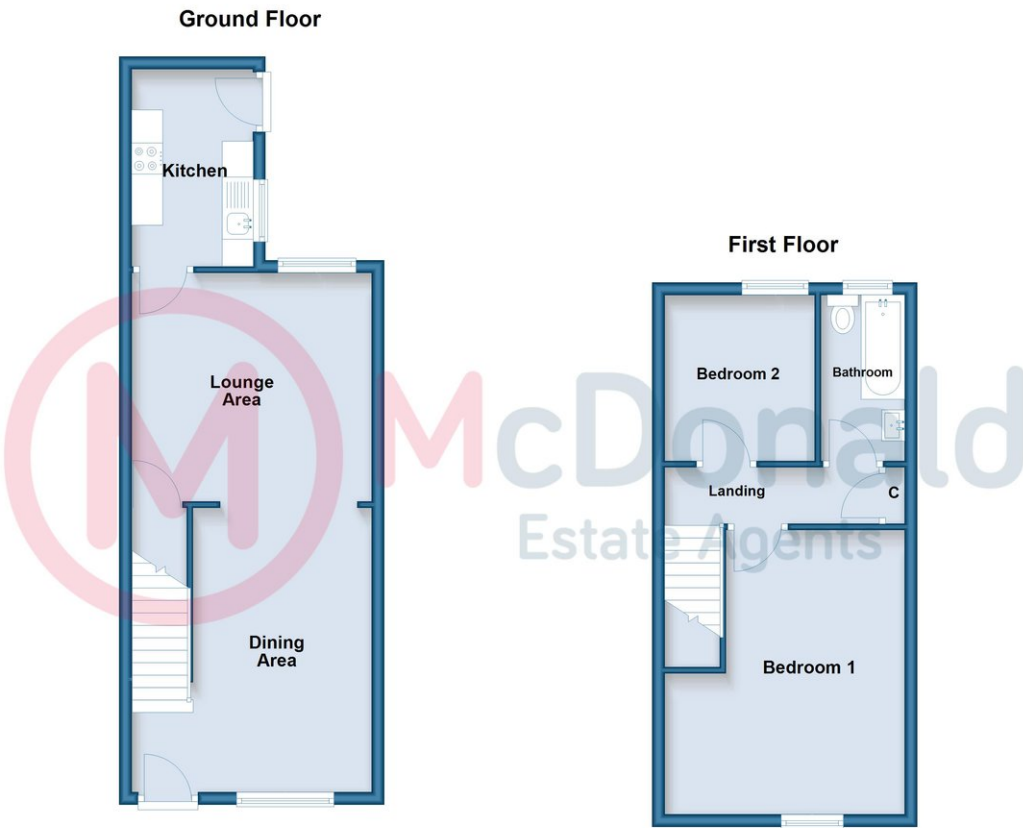
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Directions: From Whitegate Drive continue to the junction at Devonshire Square, turn right into Newton Drive and fifth left into Collingwood Avenue, continue along and proceed into Layton Road. Drummond Avenue is the fourth turning on your right hand side.

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	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Drummond Avenue

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