



6 Lyceum Avenue, Stanley Park ,
FY3 9DS

£66,950

DEVELOPMENT OPPORTUNITY – IDEAL REFURBISHMENT PROJECT

This charming garden-fronted terraced house offers an excellent opportunity for refurbishment and would make a manageable project for those looking to create a stylish and comfortable home.

In need of modernisation throughout, the property has fantastic potential and is conveniently located close to the award-winning Stanley Park and the wide range of amenities available on Whitegate Drive.

An ideal investment for first-time buyers, developers, or anyone looking to add value through renovation.

- TWO bedrooms
- Lounge
- LARGE dining kitchen
- Bathroom
- UPVC double glazing

Award winning property sales since 1948.



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



- Gas central heating
- Close to STANLEY PARK
- LOCAL shops
- NO CHAIN

Vestibule: UPVC double glazed front door.

Lounge: 11'6" x 11'5" (3.51 m x 3.48 m) Fireplace, Meter cupboard, Coved ceiling, UPVC double glazed window, Radiator.

Inner Hall: Staircase.

Dining Kitchen: 14'5" x 11'5" (4.39 m x 3.48 m) Wall and base cupboard units, Oven and hob with extractor hood, Stainless steel sink, Understairs storage, UPVC double glazed window, Radiator.

First Floor:

Landing: Built in cupboard.

Bedroom 1: 11'7" x 11'7" (3.53 m x 3.53 m) UPVC double glazed window, Radiator.

Bedroom 2: 9'6" x 6'9" (2.90 m x 2.06 m) Built in wardrobe, Combi gas central heating boiler, UPVC double glazed window, Radiator.

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

Outside:

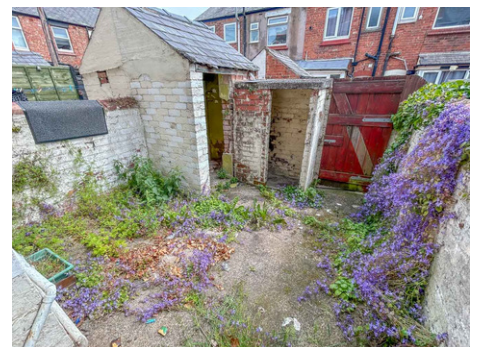
Front: Forecourt garden.

Rear Garden: Concrete rear yard, Brick outbuilding.

Heating: Gas central heating (Gas safety check dated Aug 25 available for review).

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)



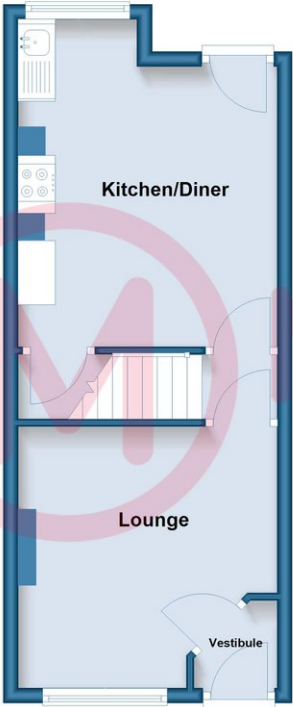
Directions: Travel south along Whitegate Drive. After the second set of traffic lights turn left into Newcastle Avenue, Lyceum is your first right.

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		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale.
Plan produced using PlanUp.

Lyceum Avenue

Are YOU thinking of selling?

Call McDonald Estate Agents NOW, for

your FREE market appraisal.