



8 Clinton Avenue, Blackpool,
FY1 4AE

£84,950

***** INVESTMENT OPPORTUNITY – SEMI-DETACHED
PROPERTY with RARE OFF-STREET PARKING *****

**This three-bedroom semi-detached home offers excellent
potential for renovation and represents a promising
development or investment opportunity.**

**The property features a lounge, a separate dining kitchen, a
ground floor bathroom, and a separate WC on the first floor
along with the THREE bedrooms. While the interior requires
modernisation throughout, it provides a blank canvas for
investors or developers to add value.**

**Externally, the property benefits from a rear yard and the
rare advantage of off-street parking – a highly desirable
feature in this area.**

**Offered with no onward chain and possessory title (some
supporting documentation available).**

- THREE bedrooms
- Semi DETACHED
- Off street PARKING
- Possessory Title.
- Investment Opportunity

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McDonald

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Hall: Staircase, Meter cupboard, UPVC double glazed front door.

Lounge: 14'0" x 11'9" (4.27 m x 3.58 m) Fitted living flame coal effect gas fire recessed to chimney breast, UPVC double glazed bay window.

Dining Kitchen: 10'0" x 9'5" (3.05 m x 2.87 m) Wall and base cupboard units, Complementary roll edge worktops, Colour coordinated sink, Tiled splashback, Understairs storage with UPVC double glazed window, Two UPVC double glazed windows and rear door, Electric storage heater.

Bathroom: Comprising; Cast iron bath, Vanity wash basin, Plumbed for washing machine, Built in storage cupboard, Part tiled walls.

First Floor:

Landing: Electric storage heater, UPVC double glazed window.

Bedroom 1: 14'10" x 11'7" (4.52 m x 3.53 m) Built in wardrobe, UPVC double glazed window.

Bedroom 2: 10'8" x 6'1" (3.25 m x 1.85 m) UPVC double glazed window.

Bedroom 3: 7'11" x 6'1" (2.41 m x 1.85 m) UPVC double glazed window.

Outside:

Rear: Concrete for ease of maintenance.

Parking: Invaluable off street parking space.

Heating: Gas fire and electric storage heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

We are informed the the property is being sold with POSSESSORY TITLE. We do have some copies of supporting documentary evidence for anyone wishing to review.

Council Tax: Band - A £1594.81 (2025/26)

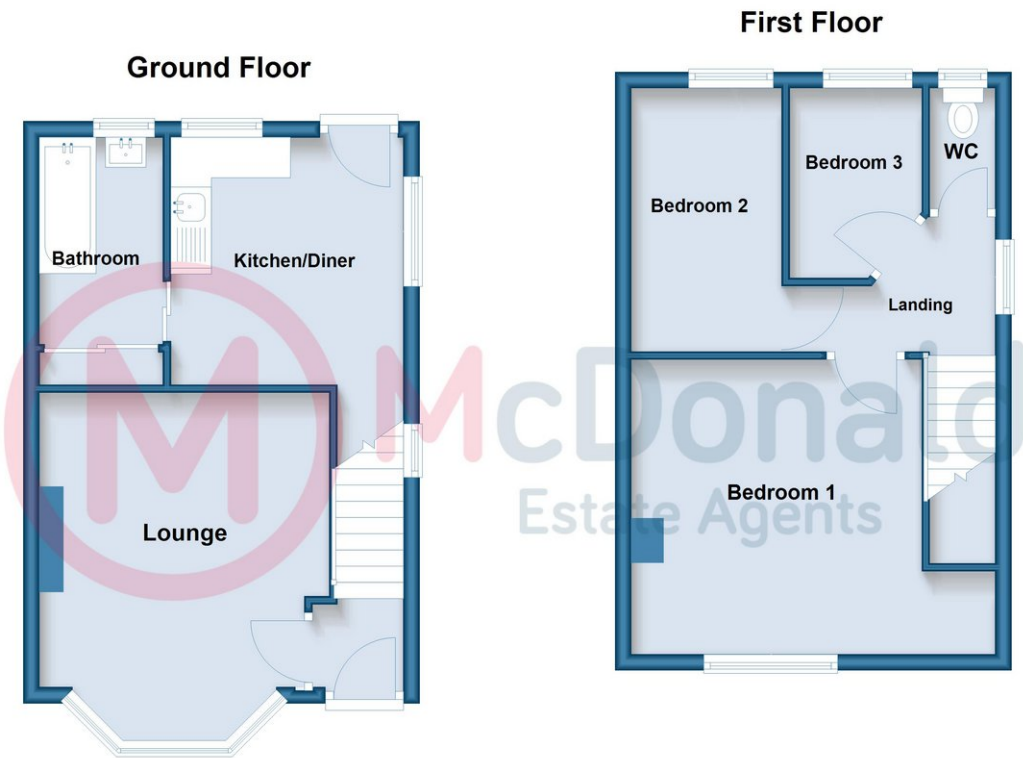


Directions: Travel south along Whitegate Drive and turn right at the first set of lights into Hornby Road. At the next set of lights turn left and travel along Park Road. Finally turn third right into Ashton Road then first right again into Clinton Avenue.

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		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Clinton Avenue

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