



20 Norwood Avenue, Layton,
Blackpool, FY3 7DJ

£134,950

***** Investment Opportunity with GENEROUS PARKING *****

This well-presented three-bedroom semi-detached house offers an excellent opportunity for investors or buyers looking to complete a modernisation project. While some updating is still required, many improvements have already begun with a modern fitted kitchen.

The property boasts three reception areas, providing flexible living space, and is positioned at the end of a quiet cul-de-sac, just 150 yards from Layton Village Centre with its wide range of shops and amenities.

A standout feature is the extensive parking, including a driveway, an impressive carport over 35 feet in length, and an invaluable brick-built garage.

Offered with no onward chain, this is a fantastic investment or family home opportunity in a sought-after location.

- Three bedrooms; Three reception rooms
- FITTED kitchen
- Shower Room
- UPVC double glazing; Gas central heating
- EXCELLENT PARKING
- No chain; Close to LOCAL shops

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Ground Floor:

Vestibule: Double glazed window, Meter cupboard.

Hall: Spindle staircase, Radiator, Understairs store, Double glazed side window.

Lounge: 15'0" x 11'5" (4.57 m x 3.48 m) Double glazed bay window, Coved ceiling, Living flame coal effect gas fire recessed to chimney breast, Radiator.

Dining Room: 14'5" x 11'5" (4.39 m x 3.48 m) Double glazed window, Double radiator, Fitted living flame coal effect gas fire recessed to chimney breast.

Dining Kitchen: 18'7" x 8'0" (5.66 m x 2.44 m) Comprising...

...**Dining Area:** Half panelled walls, Radiator, Double glazed side window, Directly open to:-

Kitchen Area: Modern fitted wall and base cupboard units, Complimentary roll edge work tops, Built in Oven, Hob & Extractor hood, 1 1/2 Bowl stainless steel sink, double glazed window, Tiled floor.



First Floor:

Landing:

Bedroom 1: 12'0" x 11'2" (3.66 m x 3.40 m) UPVC double glazed window, Fitted wardrobes and cupboards, Radiator.

Bedroom 2: 12'0" x 10'10" (3.66 m x 3.30 m) Fitted wardrobes, Double glazed window, Radiator

Bedroom 3: 8'7" x 5'11" (2.62 m x 1.80 m) UPVC double glazed window, Fitted and built in wardrobes, Double radiator.

Shower Room: Comprising Shower cubicle, Low flush wc, Vanity wash hand basin, Radiator, Tiled walls, Double glazed window.

Outside:

Front Garden: Mostly brick/ Block paved for ease of maintenance.

Rear Garden: Superb level of privacy with patio areas surrounded by established borders with numerous plants and shrubs.

Parking...:

...**Parking Space:** Off street parking to private driveway. Leading to:-

...**Car Port:** 35'7" x 9'10" (10.85 m x 3.00 m) Covered parking below long car port

...**Garage:** Brick garage / Up & Over door.

Heating: Gas central heating (NOT TESTED)

Tenure: Superb level of privacy with patio areas surrounded by established borders with numerous plants and shrubs.

Council Tax: Band C / £2126.41 per annum for 2025/6

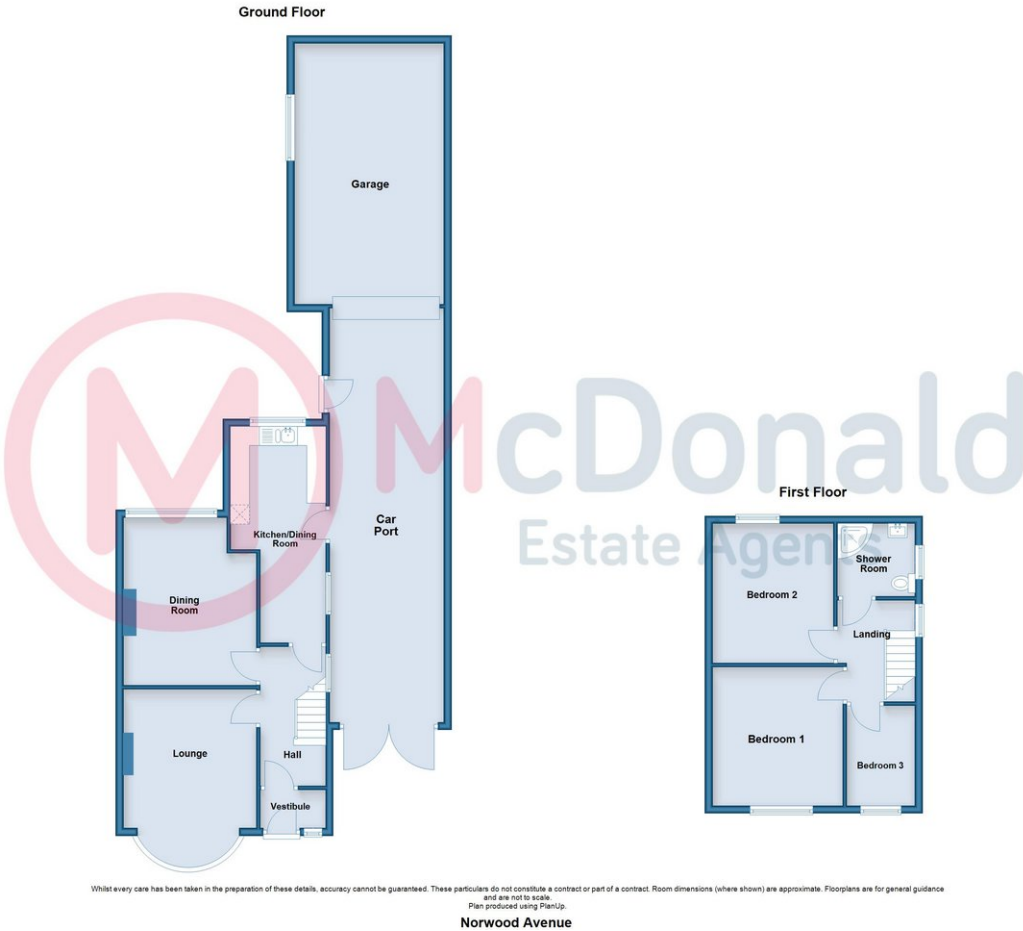


Directions: When travelling north through Layton centre. After you pass Lynnwood Avenue on your right. Take the next right into Norwood Avenue. No: 20 is towards the far end on your left.

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		81
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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