



5 Latham Avenue, Blackpool,
FY3 9PP

£112,500

***** Spacious Semi-Detached Home Near Stanley Park*****

This generously sized semi-detached property offers fantastic potential and is ideally located just a short walk (approx. 300 yards) from Whitegate Drive and only 1/4 mile from the award-winning Stanley Park.

While the property would benefit from further modernisation, it already boasts several key improvements, including a stylishly fitted dining kitchen. The accommodation features a spacious 17ft x 11ft lounge, a UPVC conservatory, two double bedrooms (previously configured as three), a large family bathroom, and a convenient ground floor WC.

Additional benefits include off-street parking, a sizeable garage, and a quiet cul-de-sac location with easy access to local shops and amenities.

***Please note: This property is of a steel-framed construction, which may affect mortgage availability. Prospective buyers requiring mortgage finance are advised to consult their lender prior to arranging a viewing. / CASH BUYERS preferred.**

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McDonald

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- TWO DOUBLE bedrooms (previously three)
- LARGE lounge
- UPVC conservatory
- STYLISH fitted kitchen
- UPVC double glazing
- Gas central heating
- Parking PLUS Garage

Hall: Understairs storage, Staircase, Radiator.

Lounge: 17'4" x 11'6" (5.28 m x 3.51 m) Feature fireplace with fire surround, Coved ceiling, UPVC double glazed bow bay window, Radiator. UPVC double glazed patio doors to:-

Conservatory: 9'4" x 9'3" (2.84 m x 2.82 m) UPVC double glazed conservatory with sliding patio doors to rear garden.

Dining Kitchen: 11'8" x 11'4" (3.56 m x 3.45 m) Modern style fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Extractor hood, Plumbed for washing machine, Tiled floor, Built in storage cupboard, Smoke alarm, UPVC double glazed window, Double glazed composite side door, Radiator.

First Floor:

Landing: UPVC double glazed window, Smoke alarm.

Bedroom 1: 11'8" x 11'5" (3.56 m x 3.48 m) Built in wardrobes, UPVC double glazed window, Radiator.

Bedroom 2: 11'5" x 9'9" (3.48 m x 2.97 m) Built in wardrobe, UPVC double glazed window, Radiator.

Bathroom: Spacious bathroom comprising; Panelled bath with overhead shower and screen, Low flush WC, Vanity wash basin, Large built in storage cupboard also housing combi gas central heating boiler, Part tiled walls, Tiled floor, Extractor fan, Radiator.

Outside:

Front:

Rear: Paved patio areas, Large flowerbed with established trees and shrubs, Timber pergola.

Garage: 21'0" x 8'6" (6.40 m x 2.59 m) Up and over door, Workbench.

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)

Additional Information: *Please note: This property is of steel-framed construction, which may affect mortgage availability. Prospective buyers requiring mortgage finance are advised to consult their lender prior to arranging a viewing. If you require assistance, McDonalds may be able to help by referring you to our mortgage advisor for a solution.

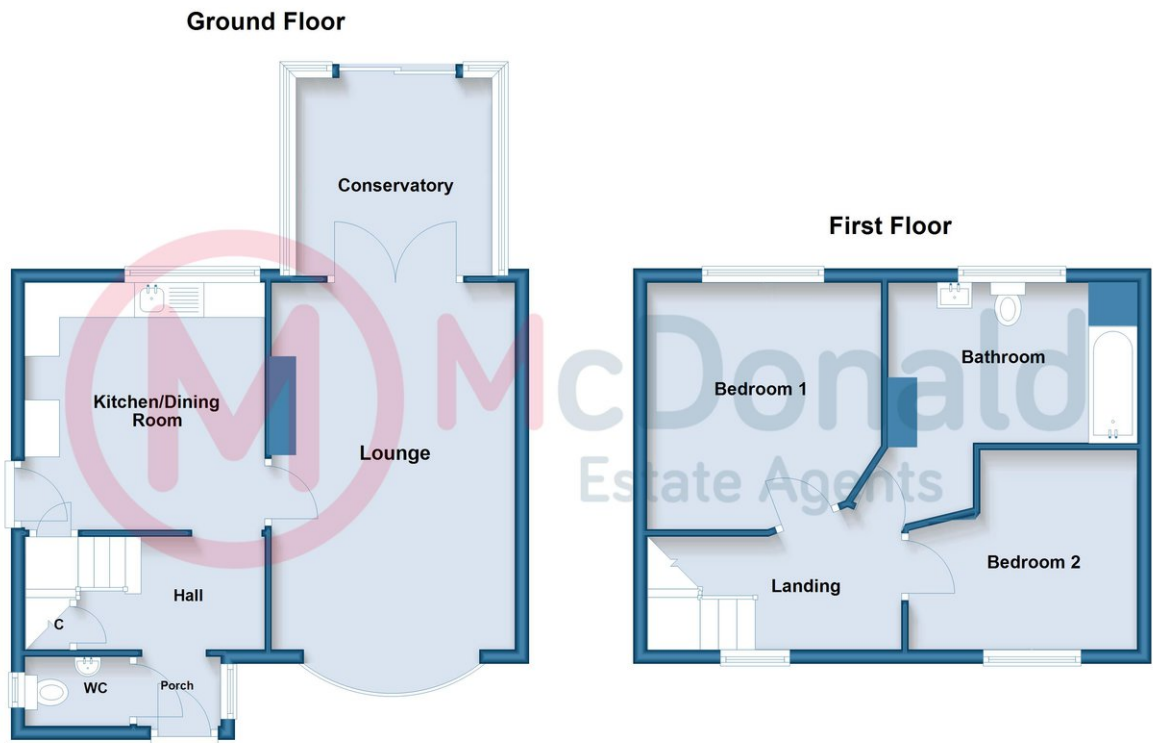


Directions: Take Whitegate Drive heading south, after passing through the traffic lights at Knowsley Avenue turn fourth left into Airedale Avenue, first right into Royal Bank Road and finally first left into Latham Avenue.

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 | | |
| (55-68) D | 64 | 70 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |



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Latham Avenue

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