



6 Avenham Grove, Blackpool,
FY1 2EN

£57,500

***** ATTENTION INVESTORS / DEVELOPERS *****

This mid-terraced house requires further modernisation throughout and represents excellent value given that it can offer **TWO** separate reception rooms, an **EXTENDED** kitchen at **OVER 13ft** long, two bedrooms and a **VERY SPACIOUS** bathroom.

Situated within just 300 yards of Blackpool North **TRAIN STATION** and the **TOWN CENTRE**.
No onward chain

- TWO bedrooms
- TWO reception rooms
- EXTENDED kitchen
- SPACIOUS bathroom
- UPVC double glazing
- No chain
- Requires modernisation.



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

Lounge: 11'2" x 10'6" (3.40 m x 3.20 m) Fire surround, Coved ceiling, UPVC double glazed window.

Dining Room: 13'8" x 8'10" (4.17 m x 2.69 m) UPVC double glazed windows and patio doors, Electric storage heater.

Kitchen: 13'7" x 5'5" (4.14 m x 1.65 m) Wall and base cupboard units, Roll edge worktops, Stainless steel sink, UPVC double glazed window.



First Floor:

Landing:

Bedroom 1: 11'3" x 8'6" (3.43 m x 2.59 m) UPVC double glazed window, Electric storage heater.

Bedroom 2: 8'3" x 5'2" (2.51 m x 1.57 m) Built in cupboard, Wood effect laminate flooring, UPVC double glazed window, Electric heater.



Bathroom: Comprising: Panelled bath, Low flush WC, Pedestal wash basin, Part tiled walls, Tiled floor, Built in airing cupboard, UPVC double glazed window.



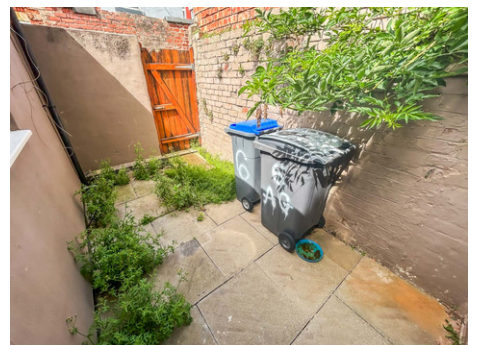
Outside:

Rear: Small concreted rear yard.

Heating: 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.

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



Directions: Take Dickson Road heading south, at the second of the mini roundabouts take the first exit into Pleasant Street, at the next roundabout take the second exit onto Exchange Street, at the end turn left onto Bank Street and finally first left onto 6 Avenham Grove.

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.

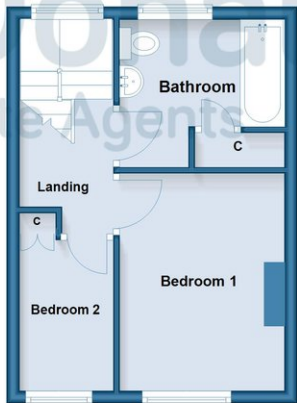
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		39
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Plan produced using PlanUp.

Avenham Grove

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