



**38 Nethway Avenue, Blackpool,
FY3 8JU**

£117,950

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

An extended semi-detached house ideally positioned overlooking a local park.

Requiring modernisation throughout, this property offers an excellent opportunity to add significant value where the bathroom has already been modernised.

The accommodation briefly comprises two reception rooms, a kitchen, and three bedrooms. Additional benefits include UPVC double glazing, gas central heating, front and rear gardens, and a valuable garage.

The property is located within 1/2 mile of the multi-award winning STANLEY PARK and Victoria Hospital

Offered with no onward chain.

- THREE bedrooms; TWO reception rooms
- Kitchen
- MODERN bathroom
- UPVC double glazing; Gas central heating
- Requires modernisation
- NO chain
- Garage; Overlooks LOCAL park.

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McDonald

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Porch: UPVC double glazed windows and composite front door.

Lounge: 16'3" x 13'6" (4.95 m x 4.11 m) Staircase, Meter cupboard, Wood effect laminate flooring, UPVC double glazed bay window, Composite inner door, Double radiator.

Dining Room: 15'8" x 10'2" (4.78 m x 3.10 m) Feature brick open fireplace, Cupboard housing combi gas central heating boiler, UPVC double glazed window, Radiator. Open archway to:-

Dining Kitchen: 9'4" x 9'0" (2.84 m x 2.74 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Composite rear door, UPVC double glazed window, Double radiator.



First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 12'2" x 10'4" (3.71 m x 3.15 m) UPVC double glazed bay window, Double radiator.



Bedroom 2: 10'2" x 9'6" (3.10 m x 2.90 m) UPVC double glazed window, Radiator.

Bedroom 3: 6'9" x 5'8" (2.06 m x 1.73 m) UPVC double glazed window, Radiator.



Bathroom: Modern three piece bathroom comprising; Panelled bath with overhead shower, Pedestal wash basin, Low flush WC, Tiled walls, Double radiator.

Outside:

Front: Concrete patio with flowerbed border.

Rear: Crazy paved patio, overgrown flowerbed.

Garage: Double concrete sectional garage with an up and over door, Access via shared driveway.



Heating: Gas central heating (NOT TESTED).

Council Tax: Band - B £1954.73 (2026/27)



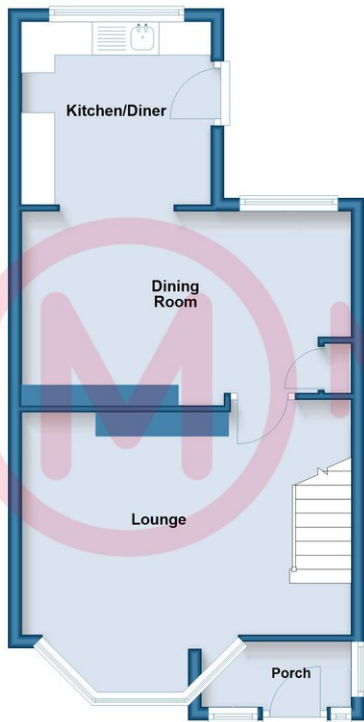
Directions: Travel North along Whitegate Drive to the traffic lights at Newton Drive and turn right. After the next set of traffic lights take the third left into Kingscote Drive. Then third right into Bardsway. And finally first left into Nethway Avenue.

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.

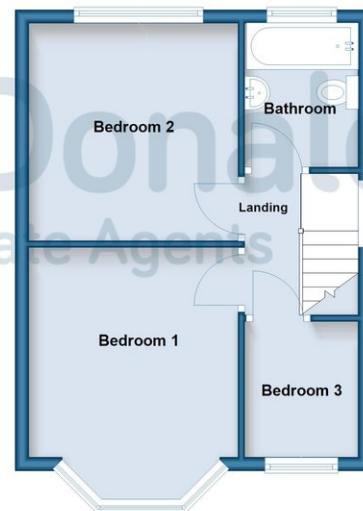
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Nethway Avenue

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