



**3 Myrtle Avenue, Thornton-Cleveleys,
FY5 2ZD**

£182,950

This modern detached home requires some updating throughout but presents an excellent opportunity to create a beautiful family residence in a highly popular area, with strong potential to add further value.

The property offers three bedrooms, two bathrooms, and an additional ground floor WC. There are three reception rooms, providing flexible living space, along with a kitchen complemented by a separate utility room. Additional living space has been created through the conversion of the original garage.

Externally, the property benefits from a south-facing rear garden, offering a high degree of privacy, as well as off-street parking to the front.

No onward chain.

- Three Reception Rooms
- Kitchen
- Utility
- Three Bedrooms - one with en-suite
- Bathroom
- Gardens - Southerly facing rear

Award winning property sales since 1948.



McDonald
Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498



sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk



Hall: Double glazed door, Spindled staircase, Wood effect laminate flooring, Radiator.

WC: Low flush WC, Wash basin, Double glazed window.

Lounge: 15'9" x 11'9" (4.80 m x 3.58 m) Fireplace with decorative surround, TV point, Double glazed window, Double radiator. Arch to:-

Dining Room: 10'4" x 9'0" (3.15 m x 2.74 m) Wood effect laminate flooring, Double glazed patio doors, Radiator.

Kitchen: 11'0" x 9'0" (3.35 m x 2.74 m) Wall and base cupboard units with complementary roll edge worktops, Electric cooker point, One and a half bowl stainless steel sink with mixer tap, Plumbed for washing machine and dishwasher, Double glazed window, Radiator.

Second Lounge: 13'0" x 7'8" (3.96 m x 2.34 m) Double glazed window, Electric heater.

Utility Room: 7'8" x 6'2" (2.34 m x 1.88 m) Double glazed window and rear door.

First Floor:

Landing: Built in storage cupboard, Double glazed window.

Bedroom 1: 14'4" x 11'9" (4.37 m x 3.58 m) Double glazed window, Radiator.

En-Suite: Comprising; Low flush WC, Step in shower, Wash basin, Double glazed window, Radiator.

Bedroom 2: 11'9" x 10'8" (3.58 m x 3.25 m) Double glazed window, Radiator.

Bedroom 3: 8'5" x 7'9" (2.57 m x 2.36 m) Built in cupboard, Double glazed windows, Radiator.

Bathroom: Comprising; Panelled bath with shower attachment and screen, Pedestal wash basin, Low flush WC, Built in cupboard housing combi gas central heating boiler, Wood effect laminate flooring, Double glazed window, Radiator.

Outside:

Front: Mostly lawned with flowerbed.

Rear: A lovely Southerly facing rear garden, lawned with paved patio area and established borders, Excellent level of privacy.

Parking: Off street parking to front.

Heating: Gas central heating (Last inspected April 2024 - Gas Safety Record available to view at our office).

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

Council Tax: Band - D £2,336.00 (2025/26)

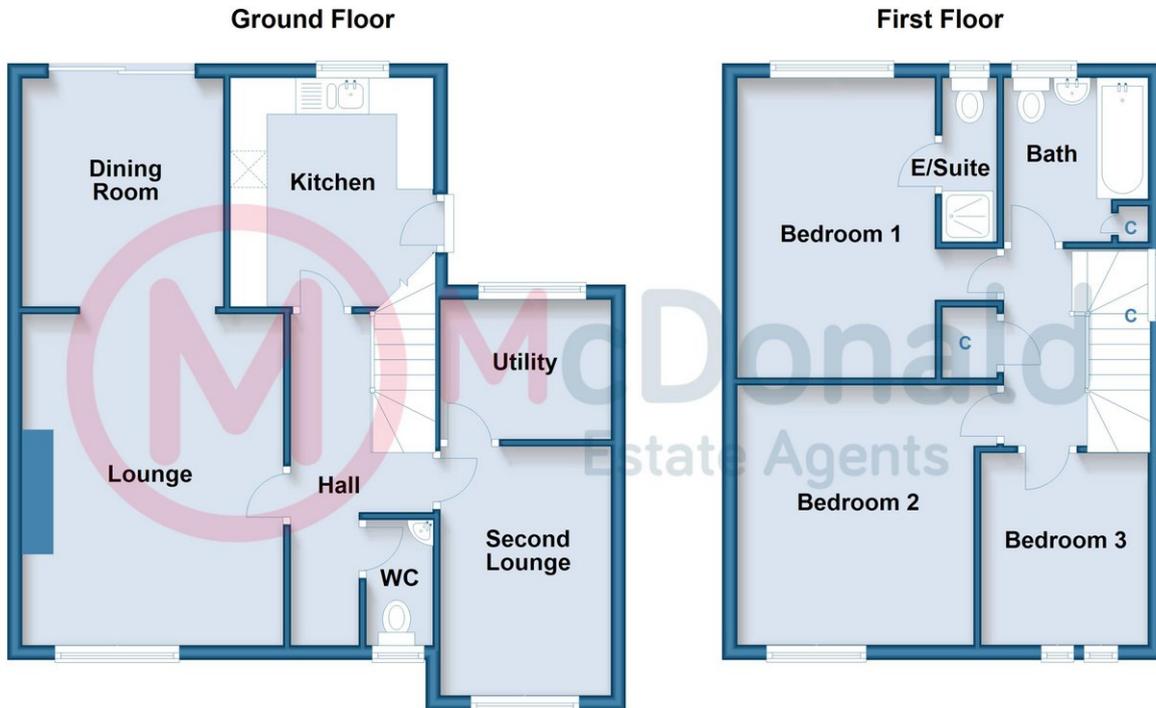


Directions: Take Amounderness way heading north and travel for some distance, at the traffic lights with Bourne Way turn right, then first left into Pheasants Wood and finally second left into Myrtle Avenue.

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			84
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale.

Plan produced using PlanUp.

Myrtle Avenue

Are YOU thinking of selling?
 Call McDonald Estate Agents NOW, for
 your FREE market appraisal.

Award winning property sales since 1948.

