



47 Rutland Avenue, Poulton-le-Fylde,
FY6 7SB

£240,000

Sat in a fabulous location just around a 400m stroll from the centre of Poulton with its continually flourishing lifestyle, this well presented Semi Detached home has been **EXTENDED** to the rear, so now offers a lovely living layout with two separate Reception rooms and a spacious modern Dining Kitchen. The property also boasts a Southerly facing rear Garden, and is sold with **NO ONWARD CHAIN**.

- Two Separate Living Rooms
- Modern Dining Kitchen
- Three Bedrooms
- Modern Bathroom
- UPVC double glazing
- Gas central heating
- Gardens - Southerly facing rear
- Off street Parking

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1948.



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Hall: Meter cupboard, Understairs storage, Wood effect laminate flooring, Double glazed door, Radiator.

Lounge: 14'5" x 11'3" (4.39 m x 3.43 m) Fireplace, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Dining Kitchen: 17'1" x 12'4" (5.21 m x 3.76 m) Stunning modern fitted wall and base cupboard units with complementary work surfaces, Built in oven and hob with extractor, Integrated microwave, fridge, freezer, washing machine, dishwasher and wine fridge. Stainless steel circular sink, Wood effect laminate flooring, Radiator. Open to:-

Living Room: 15'7" x 9'2" (4.75 m x 2.79 m) Log burner, TV point, Wood effect laminate flooring, UPVC bi-folding doors to the rear garden, UPVC double glazed window.

First Floor:

Landing: Loft access, UPVC double glazed window.

Bedroom 1: 12'4" x 11'4" (3.76 m x 3.45 m) Fitted wardrobes, TV point, UPVC double glazed window, Radiator.

Bedroom 2: 11'6" x 10'10" (3.51 m x 3.30 m) TV point, UPVC double glazed window, Radiator.

Bedroom 3: 8'9" x 6'2" (2.67 m x 1.88 m) TV point, UPVC double glazed window, Radiator.

Bathroom: Modern style three piece bathroom comprising; Bath with shower over, Wall mounted wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Laid to imprinted concrete.

Rear: Southerly facing, Laid to a combination of artificial lawn and composite decked areas, Timber shed, External power and water supply.

Parking: Off street parking to the front.

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 - C £2159.05 (2026/27)



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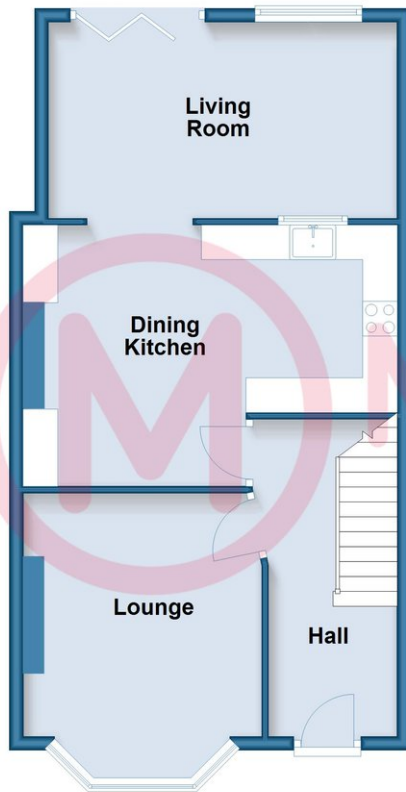
Directions: Leaving the one way system in a Westerly direction along Blackpool Old Road, take the first right Ryland Avenue, and turn first right again into Rutland.

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.

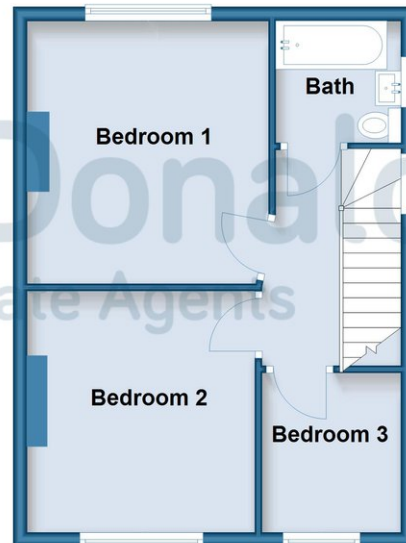
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

Ground Floor



First Floor



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Rutland Avenue

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