



8 Drummond Avenue, Blackpool,
FY3 8EG

£89,995

This immaculately presented mid-terraced home has been recently redecorated and benefits from new floor coverings, creating a fresh and modern living space.

The property offers two well-proportioned bedrooms, two reception rooms, a stylish modern fitted kitchen, and a contemporary three-piece shower room.

Ideally located just 100 yards from Layton town centre, the home is perfectly positioned for easy access to a wide range of local shops and amenities.

Offered with no onward chain.

- TWO bedrooms
- TWO reception rooms
- MODERN fitted kitchen
- Modern shower room
- UPVC double glazing
- Close to Layton centre
- WELL presented
- NO CHAIN

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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



Vestibule: Meter cupboard, Double glazed composite front door.

Lounge: 14'5" x 12'1" (4.39 m x 3.68 m) Meter cupboard, UPVC double glazed window, Radiator.

Dining Room: 13'0" x 12'1" (3.96 m x 3.68 m) Staircase, Understairs storage, UPVC double glazed window, Radiator. Open doorway to:-

Kitchen: 9'6" x 6'10" (2.90 m x 2.08 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Tiled Splashback, Tiled floor, Two UPVC double glazed windows and rear door, Double glazed skylight window, Gas central heating boiler.

First Floor:

Bedroom 1: 14'6" x 12'3" (4.42 m x 3.73 m) UPVC double glazed window, Radiator.

Bedroom 2: 9'6" x 7'5" (2.90 m x 2.26 m) UPVC double glazed window, Radiator.

Shower Room: Comprising; Large tiled shower cubicle, Pedestal wash basin, Low flush WC, Tiled floor, Heated towel rail/radiator, 'Jack and Jill' doors from both bedrooms.

Outside: Rear yard, Paved for east of maintenance.

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 £1675.48 (2026/27)



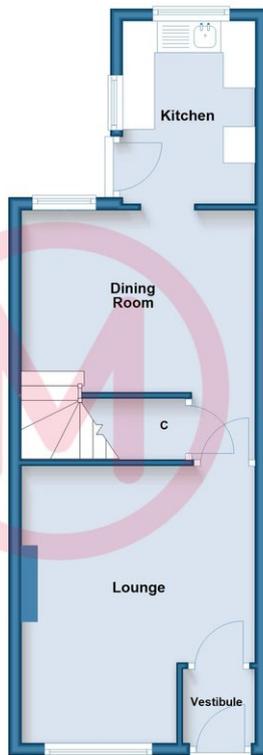
Directions: From Whitegate Drive continue to the junction at Devonshire Square, turn right into Newton Drive and fifth left into Collingwood Avenue, continue along and proceed into Layton Road. Drummond Avenue is the fourth turning on your right hand side.

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.

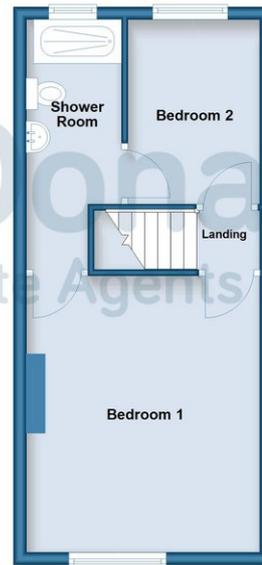
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		66	
(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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Drummond Avenue

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