



23 Oregon Avenue, Blackpool,
FY3 7JU

£164,995

***** EXTENDED SEMI-DETACHED HOME WITH IMPRESSIVE LIVING SPACE *****

This beautifully **EXTENDED** semi-detached house offers exceptional living accommodation, having been thoughtfully enlarged to both the side and rear. The result is a spacious and versatile layout — be sure to check out the floorplan! The ground floor features a welcoming lounge, a stylish fitted dining kitchen open to a second reception area, and a large conservatory that easily accommodates an office space. Upstairs, there are three well-proportioned bedrooms and a modern four-piece bathroom.

Outside, the property boasts a generous rear garden of approximately 50ft and a front driveway providing valuable off-street parking. No Onward Chain

- **EXTENDED** side and rear
- Well presented
- Lounge
- **LARGE** second reception
- **STYLISH** dining kitchen **OVER 22ft**

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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



- **Rear garden c.50ft**
- **UPVC double glazing**
- **Gas central heating**
- **Off street PARKING**
- *No Onward Chain**



Open Porch:

Hall: Staircase, Wood effect laminate flooring, UPVC double glazed front door.

Lounge: 13'11" x 11'7" (4.24 m x 3.53 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window.

Dining Area: 14'7" x 9'7" (4.44 m x 2.92 m) Wood effect laminate flooring, Radiator. Open to:-

Kitchen: 22'4" x 8'9" (6.81 m x 2.67 m) Stylish fitted wall and base cupboard units, 'Oak' block worktops and breakfast bar, Ceramic sink, Built in oven and hob with extractor hood, Plumbed for washing machine, Tiled splash back, Cupboard housing combi gas central heating boiler, Wood effect laminate flooring, UPVC double glazed windows front and rear.

Conservatory/Office: 14'4" x 12'1" (4.37 m x 3.68 m) Tiled floor, UPVC double glazed windows and patio doors to rear garden, Two radiators.



First Floor:

Landing: Wood effect laminate flooring.

Bedroom 1: 14'9" x 11'10" (4.50 m x 3.61 m) UPVC double glazed window, Radiator.

Walk-in Wardrobe: Excellent storage space.

Bathroom: Stylish four piece bathroom comprising; Bath, Separate large shower cubicle, Vanity wash basin, Low flush WC, Tiled walls and floor, Heated towel rail/radiator.

Bedroom 2: 17'11" x 7'0" (5.46 m x 2.13 m) Two 'Velux' windows plus a UPVC double glazed window, Radiator.

Bedroom 3: 7'5" x 6'4" (2.26 m x 1.93 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.



Outside:

Front: Mostly bark for ease of maintenance.

Rear: Mostly patterned concrete for ease of maintenance, Flowerbed to border, Established tree. Approximately 50' in length.

Parking: Off street parking to concrete driveway.



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 £2126.41 (2025/26)



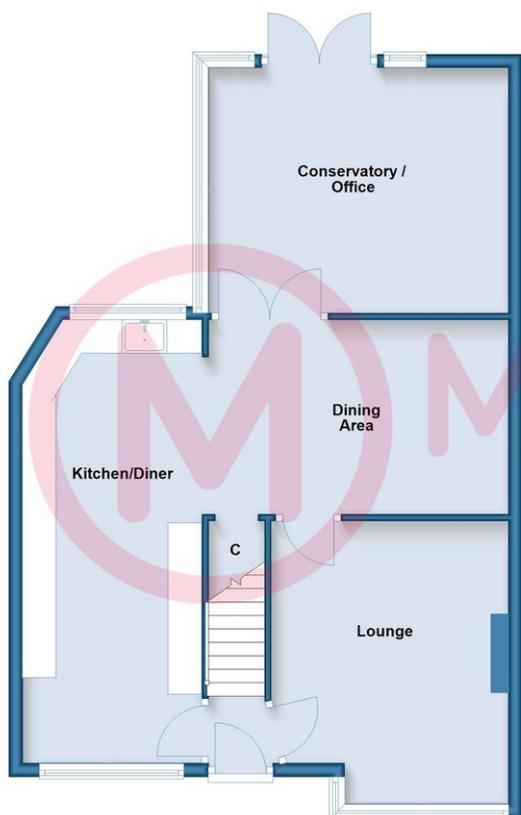
Directions: Travel north along Whitegate Drive, at the lights with Talbot Road, turn right and continue towards Layton, bearing left through the centre. Upon reaching the top of the hill rather than bearing right continue straight ahead into Bispham Road and turn first right into Oregon Avenue.

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		75
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Oregon Avenue

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