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**31 Foxdale Avenue, Layton, Blackpool,  
FY3 7AD**



**£149,950**

**This lovely End Terraced home occupies a super corner plot that not only offers surprisingly private Gardens, but also a Westerly facing rear, Double size Garage AND scope for further parking should you wish. A really nice example, needs to be seen.**



- Open plan Lounge / Dining Room
- Kitchen
- Three Bedrooms
- Modern Bathroom
- Gas central heating
- UPVC double glazing
- Wrap around Gardens - Westerly facing rear
- Double size Garage and Parking



Successfully selling property since  
1948.



**Hall:** Meter cupboard, Wood effect laminate flooring, UPVC double glazed door, Radiator.

**Kitchen:** 11'0" x 6'3" (3.35 m x 1.90 m) Wall and base units with complementary worktops, Gas cooker point with extractor, Circular sink with mixer tap, UPVC double glazed windows.

**Dining Room:** 13'0" x 10'10" (3.96 m x 3.30 m) Brick fireplace, UPVC double glazed bay window, Radiator, Open plan to:-

**Lounge:** 13'0" x 10'8" (3.96 m x 3.25 m) Wood effect laminate flooring, UPVC double glazed French doors, Radiator.

**First Floor:**

**Landing:** Wood effect laminate flooring, Loft access, Built in cupboard, UPVC double glazed window.

**Bedroom 1:** 11'0" x 10'4" (3.35 m x 3.15 m) Fitted mirrored front wardrobes, Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Bedroom 2:** 11'0" x 10'6" (3.35 m x 3.20 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Bedroom 3:** 6'7" x 6'7" (2.01 m x 2.01 m) UPVC double glazed window, Radiator.

**Bathroom:** Superb modern three piece bathroom comprising; Panelled bath with shower over, Vanity wash basin, Low flush WC, UPVC double glazed window, Towel heater radiator.

**Outside:**

**Front:** Mainly gravelled.

**Side:** Laid to lawn with established hedging and storage shed.

**Rear:** Westerly facing.

**Parking:** Double size garage, Driveway and potential for further parking.

**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)



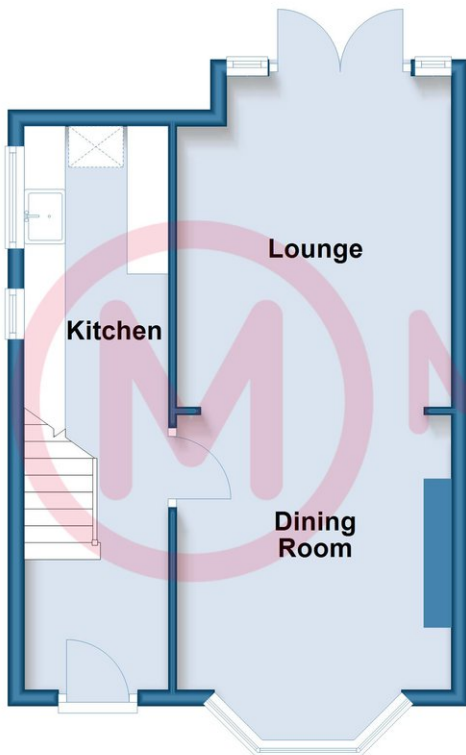
**Directions:** Travel north along Whitegate Drive. Straight ahead at the first set of lights. After the next set of lights turn second right into Ramsey Avenue. Finally left into Foxdale Avenue.

**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)                                   | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         | 78        |
| (55-68)                                     | <b>D</b> | 57      |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |

**Ground Floor**



**First Floor**



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**Foxdale Avenue**

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

Success

