



4 Briercliffe Avenue, Blackpool,
FY3 9LY

£145,000

This beautifully presented mid-terrace home is a true testament to its current owner, having been recently renovated throughout to an excellent standard. Finished in a tasteful contemporary style, the property is ready to move into and enjoy.

The accommodation briefly comprises two separate reception rooms, and a striking modern fitted kitchen featuring a vaulted ceiling that enhances both space and light. There are two bedrooms, including a particularly spacious master bedroom which benefits from a hidden staircase leading to the loft—offering exciting potential for further development. A stylish, modern three-piece bathroom completes the interior.

Externally, the property enjoys a low-maintenance rear garden with a sunny west-facing aspect. Ideally located just 0.3 miles from the multi award-winning Stanley Park, and positioned just off Preston New Road, the home also offers excellent access to the M55 motorway.

A fantastic opportunity—early viewing is highly recommended.

- TWO bedrooms
- TWO reception rooms
- STYLISH fitted kitchen

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- UPVC double glazing
- Gas central heating
- WEST facing rear
- Close to STANLEY PARK
- Close to M55

Hall: Staircase, Radiator.

Lounge: 13'5" x 12'0" (4.09 m x 3.66 m) Feature recessed 'fireplace', UPVC double glazed window, Radiator.

Dining Room: 15'2" x 9'3" (4.62 m x 2.82 m) Coved ceiling, UPVC double glazed picture window, Doors to rear garden, Radiator.

Ground Floor WC: Low flush WC, Vanity wash basin, Panelled walls, Wood effect laminate flooring.

Kitchen: Stylish range of fitted wall and base cupboard units, Complementary roll edge worktops, Colour coordinated sink, Built in oven/grill, Built in hob with extractor hood, Built in microwave, Tiled splashback, Concealed gas central heating boiler, Plumbed for washing machine, Wood effect laminate flooring, UPVC double glazed window, Double glazed skylight window, Double glazed composite rear door, Radiator.

First Floor:

Landing.

Bedroom 1: 15'2" x 13'4" (4.62 m x 4.06 m) Door to staircase to loft space, Two UPVC double glazed windows, Radiator.

Bedroom 2: 9'4" x 7'9" (2.84 m x 2.36 m) UPVC double glazed window, Radiator.

Shower Room: () Modern three piece suite comprising; Large panelled shower cubicle, Low flush WC, Vanity wash basin, UPVC double glazed window, Heated towel rail/radiator.

Outside:

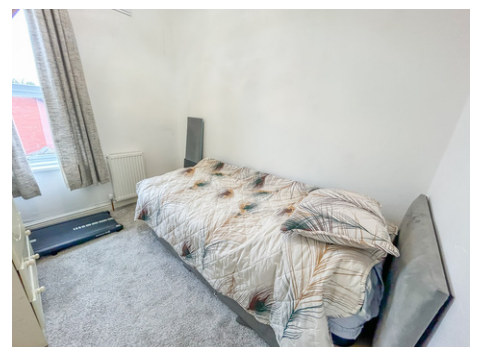
Front: Forecourt garden, Stone paved.

Rear: Small concrete rear yard, Sunnier west facing aspect.

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)



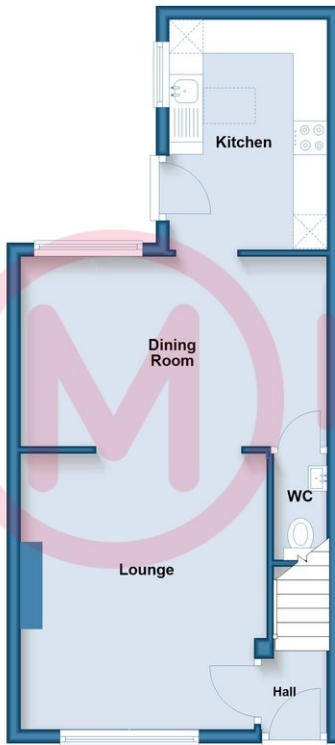
Directions: Proceed south along Whitegate Drive. After the fourth set of traffic lights take your fifth left into Preston Old Road, by the Saddle Inn. Across the next set of lights then turn first right into Briercliffe Avenue.

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			81
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Briercliffe Avenue

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