



**29 Shaftesbury Avenue, Staining,
Blackpool, FY3 8QS**

£109,950

***** Attention Investors & Developers – Fantastic Opportunity!

This semi-detached true bungalow offers an excellent opportunity to add significant value and is ideal for investors or developers seeking their next project.

Requiring modernisation throughout, the property currently comprises two double bedrooms, a spacious lounge, dining kitchen, and a family bathroom.

Additional features include partial gas central heating, UPVC double glazing, and front and rear porches. The property benefits from low-maintenance gardens to the front and rear, along with the valuable addition of a garage at the rear.

Offered to the market with no onward chain, allowing for a straightforward purchase.

- Requires modernisation
- Two bedrooms
- DINING kitchen
- Lounge
- Bathroom
- Small gardens

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- Garage to rear
- Part Gas central heating
- UPVC double glazing
- No chain

Porch: UPVC double glazed windows and front door.

Hall: Built in airing cupboard, Meter cupboard, Radiator.

Lounge: 11'11" x 10'11" (3.63 m x 3.33 m) Fitted gas fire and surround, Coved ceiling, UPVC double glazed window.

Bedroom 1: 11'0" x 10'7" (3.35 m x 3.23 m) Built in wardrobes, UPVC double glazed window.

Bedroom 2: 10'6" x 8'11" (3.20 m x 2.72 m) Coved ceiling, UPVC double glazed window, Gas convector heater.

Bathroom: Comprising; Bath, Pedestal wash basin, Low flush WC, Part tiled walls, UPVC double glazed window, Radiator.

Dining Kitchen: 10'5" x 9'5" (3.17 m x 2.87 m) Wall and base cupboard units, Roll edge worktops, Stainless steel sink, Part tiled walls, Plumbed for washing machine, Built in cupboard, Gas fire boiler, UPVC double glazed window, Radiator.

Rear Porch: UPVC double glazed window and rear door

Outside:

Front: With established shrubs and trees

Rear: Small rear garden with excellent privacy, Concrete and crazy paved, Established trees to border, Rear gate.

Garage: Located to the rear, Access via communal alley.

Heating: Part gas central heating with gas fire and convector heater (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 - B £1954.93 (2026/27)

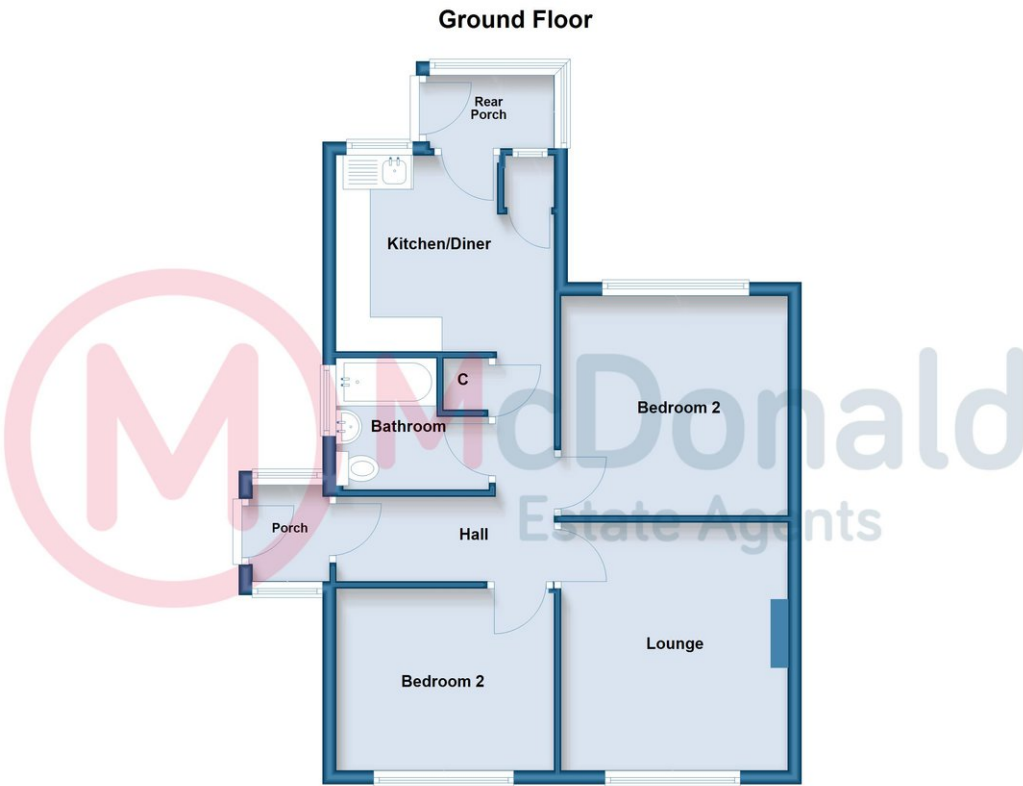


Directions: From Whitegate Drive proceed to Devonshire Square and turn right onto Newton Drive, at the roundabout take the second exit onto Newton Drive East, take the fifth right turning into Staining Road and finally second right into Shaftesbury Avenue.

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		74
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Shaftesbury Avenue

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