



27 Westwood Avenue, Blackpool,
FY3 9DW

£149,950

This well-presented mid-garden terraced house enjoys an enviable location, situated just 180 yards from the award-winning STANLEY PARK.

Recently re-decorated throughout, the property offers well-proportioned accommodation including **THREE** bedrooms, a modern **FOUR-PIECE** bathroom, separate lounge and a spacious, contemporary open-plan dining kitchen.

Externally, the property benefits from front and rear gardens, together with the highly desirable addition of an invaluable **DOUBLE GARAGE** to the rear.

NO ONWARD CHAIN

- **THREE** bedrooms
- **FOUR** piece bathroom
- Lounge; Open Plan **DINING** kitchen
- **DOUBLE** garage
- Gas central heating; UPVC double glazing
- Recently re-decorated
- No onward chain



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




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Hall: Tiled floor, Spindled staircase, Meter cupboard, Composite double glazed front door and UPVC double glazed window, Radiator.

Ground Floor WC: Low flush WC, Wash basin, Tiled floor, Radiator.

Lounge: 15'3" x 11'6" (4.65 m x 3.51 m) Feature fireplace recessed to chimney breast, Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Dining Kitchen: 17'8" x 15'11" (5.38 m x 4.85 m) Large open-plan dining kitchen area comprising;

...**Dining Area:** Tiled floor, UPVC double glazed window and rear door, Radiator. Directly open to:-

...**Kitchen Area:** Fitted wall and base cupboard units with complementary roll edge worktops, Colour coordinated one and a half bowl sink, Combi gas central heating boiler, Built in oven/grill and hob, Tiled splashback, Tiled floor, Plumbed for washing machine, UPVC double glazed window.



First Floor:

Landing.

Bedroom 1: 15'3" x 11'7" (4.65 m x 3.53 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bedroom 2: 16'0" x 11'3" (4.88 m x 3.43 m) Wood effect laminate flooring, UPVC double glazed window, Double radiator.

Bedroom 3: 9'1" x 5'11" (2.77 m x 1.80 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bathroom: Modern four piece bathroom comprising; Panelled bath with shower attachment, Separate shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls and floor, UPVC double glazed window, Heated Towel rail/radiator.



Outside:

Front: Paved path and flowerbed.

Rear: Mostly as paved patio, Flowerbed to border.

DOUBLE Garage: Sizeable detached concrete sectional garage, Up and over door

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 - B £1954.73 (2026/27)



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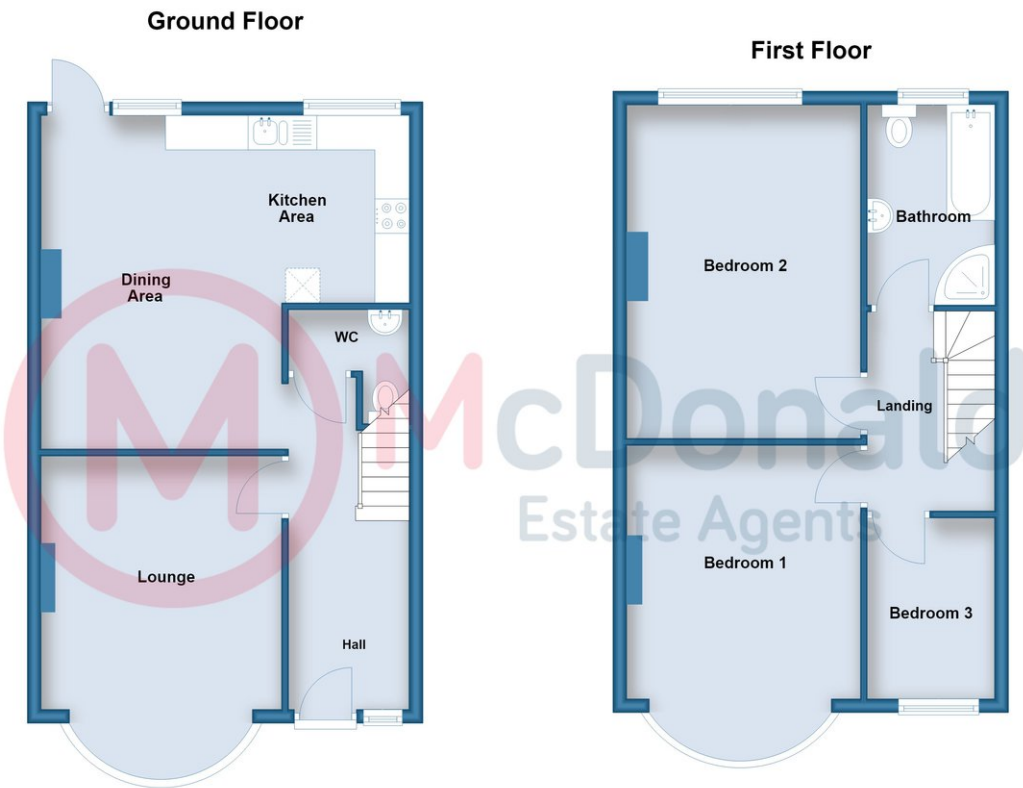


Directions: Travel south along Whitegate Drive. After the first set of traffic lights take the fifth left into Gorse Road and then fourth right into Westwood Avenue.

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		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Westwood Avenue

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