



McDonald

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8 Joyce Avenue, Marton, Blackpool
FY4 4HL

£145,000

This Semi Detached home is super conveniently situated just off Preston New Road, offering easy access to the M55, and only 0.5 miles from Stanley Park and 0.3 miles from a major supermarket. The property includes **THREE** Bedrooms, two **SEPARATE** Reception rooms plus a Dining Kitchen and a lovely modern Bathroom. Externally we have the Parking and a sunnier Westerly facing rear Garden. Sold with **NO ONWARD CHAIN**.

- Lounge
- Dining Room
- Dining Kitchen - over 13'
- Three Bedrooms
- Modern Bathroom
- Off street Parking
- Westerly facing rear



Successfully selling property since
1948.



Hall: Meter cupboard, Under stairs storage space, Wood effect laminate flooring, UPVC double glazed door, Radiator.

Lounge: 13'6" x 12'8" (4.11 m x 3.86 m) TV point, UPVC double glazed bay window, Radiator.

Dining Room: 12'0" x 11'4" (3.66 m x 3.45 m) UPVC double glazed bay window, Radiator.

Kitchen: 13'10" x 8'3" (4.22 m x 2.51 m) Fitted wall and base cupboard units with complementary roll edge worktops, Stainless steel sink with mixer tap, Integrated oven and gas hob with extractor hood, Plumbed for washing machine, Walk in cupboard, Wood effect laminate flooring, Two UPVC double glazed windows and door, Radiator.



First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 12'0" x 11'5" (3.66 m x 3.48 m) UPVC double glazed window, Radiator.

Bedroom 2: 11'5" x 10'5" (3.48 m x 3.17 m) Built in wardrobes, UPVC double glazed window, Radiator.

Bedroom 3: 7'0" x 6'8" (2.13 m x 2.03 m) UPVC double glazed window, Radiator.

Bathroom: Modern fitted three piece suite comprising; Panelled bath, Low flush WC, Vanity sink unit, UPVC double glazed window, Towel heater radiator.



Outside:

Front:

Rear: Westerly facing rear garden laid to a combination of lawn and gravel areas, Outhouse, Gated rear access.

Parking: Off road parking and integral garage (measuring 9'5" x 7')

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 £1860.61 (2025/26)



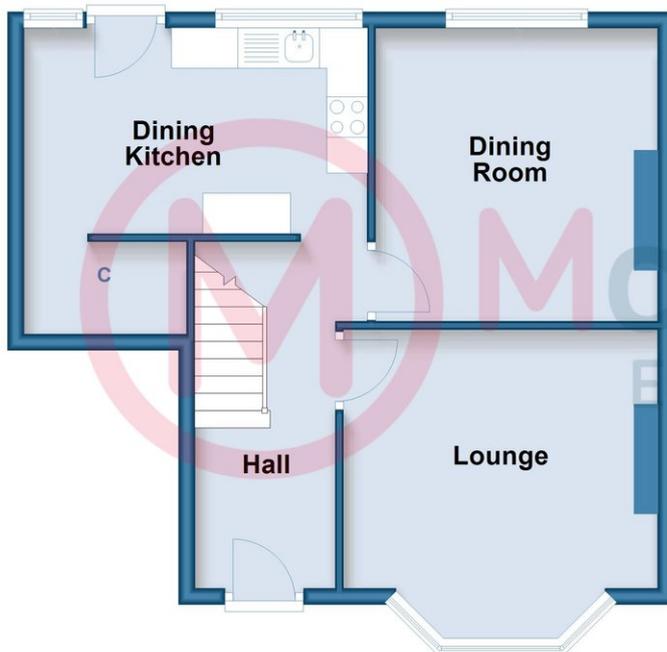
Directions: Travelling South along Whitegate Drive south, bear left at Oxford Square into Preston New Road. Take the first right into Barclay Avenue, left into Johnson Road and finally left again into Joyce Avenue.

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	66	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Joyce Avenue

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