



**McDonald**  
Estate Agents

**Fylde Coast Property Hub**

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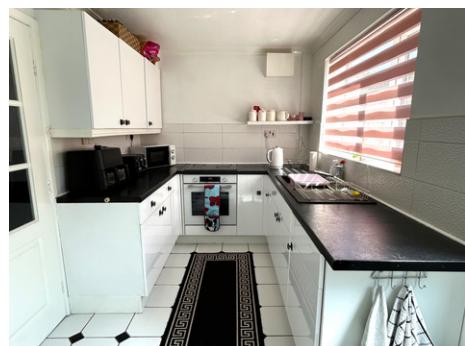


**69 Bexley Avenue, Blackpool  
FY2 0TE**

**£139,950**

**A lovely, cosy Semi Detached Home much improved over recent years to include a stunning Bathroom and a contemporary decor theme. Beautifully presented throughout- an absolutely PERFECT FIRST TIME BUY !**

- Lounge
- Kitchen
- Two Bedrooms
- Modern Bathroom
- UPVC double glazing
- Gas central heating
- Gardens - South Easterly facing rear
- Parking



**Successfully selling property since  
1948.**



**Porch:** Storage cupboard, UPVC double glazed door and windows.

**Lounge:** 15'10" x 14'0" (4.83 m x 4.27 m) Wood effect laminate flooring, Spiral staircase leading to the first floor, UPVC double glazed windows, Radiator.

**Kitchen:** 13'10" x 7'3" (4.22 m x 2.21 m) Fitted wall and base units with complementary work surfaces, Integrated oven and hob, Sink with mixer tap, Plumbed for washing machine, UPVC double glazed window and door, Radiator.



#### **First Floor:**

**Landing:** Loft access.

**Bedroom 1:** 13'11" x 8'0" (4.24 m x 2.44 m) Coved ceiling, Two UPVC double glazed windows and radiator.



**Bedroom 2:** 13'11" x 7'3" (4.24 m x 2.21 m) Cupboard housing boiler, Two UPVC double glazed windows, Radiator.

**Bathroom:** Three piece suite comprising; Panelled bath with shower over, Vanity wash basin, Low flush WC, Extractor, UPVC double glazed window, Radiator.



#### **Outside:**

**Front:** Mainly laid to gravel and paving.

**Rear:** South-easterly facing rear garden. A combination of paving and artificial lawn.

**Parking:** Driveway and possible garage space.

**Heating:** Gas central heating (NOT TESTED). Boiler fitted 2022

**Tenure:** We have been informed that the property is leasehold. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - B £1860.61 (2025/26)

**Directions:** Take Whitegate Drive travelling north, continue along into Devonshire Road. After passing under the bridge, take the first right into Teesdale Avenue, and left at the end into Bexley Avenue.

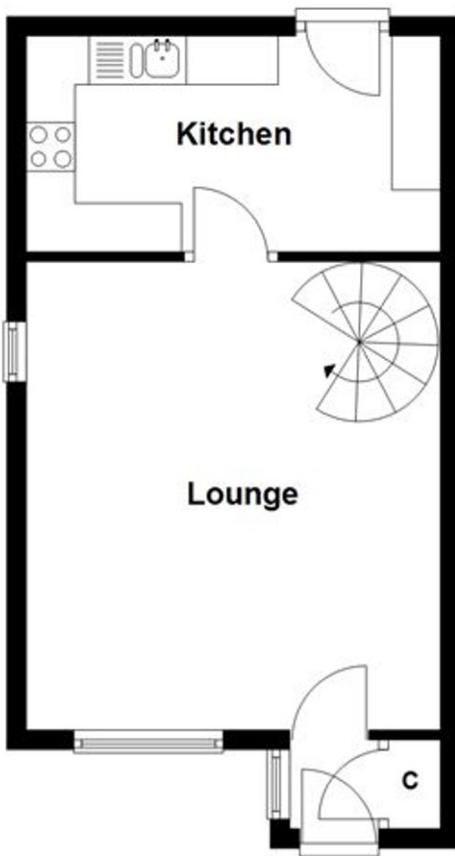
**General Disclaimer:** Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** 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		87
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

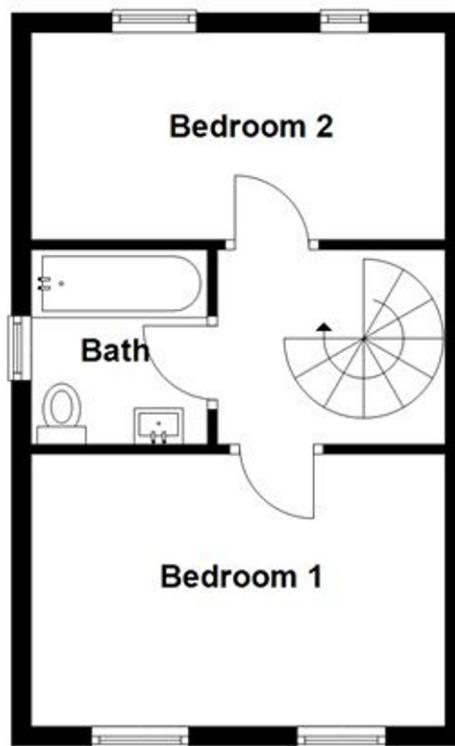
### Ground Floor

Approx. 32.0 sq. metres (344.4 sq. feet)



### First Floor

Approx. 30.4 sq. metres (327.4 sq. feet)



Are YOU thinking of selling?

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your FREE market appraisal.

Succ

