



13 Repton Avenue, North Shore
Blackpool, FY1 2RZ

£129,950

A lovely Mid Terrace with three Bedrooms, two separate Reception rooms and a modern style Kitchen which is 18' in length. Externally is a sunnier Westerly facing rear, and there is off street parking to the front. An absolutely ideal first time buy, sold with NO ONWARD CHAIN.

- Two Reception rooms
- Modern style Kitchen - 18' in length
- Three Bedrooms
- Modern style Bathroom
- UPVC double glazing
- Gas central heating
- Gardens - Westerly facing to the rear
- Off street parking

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Hall: Coved ceiling, UPVC double glazed window and door, Radiator.

Lounge: 13'1" x 11'0" (3.99 m x 3.35 m) Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Dining Room: 13'5" x 11'0" (4.09 m x 3.35 m) Coved ceiling, TV point, UPVC double glazed window, Radiator. Open to:-

Kitchen: 18'0" x 5'6" (5.49 m x 1.68 m) Modern style fitted wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, Stainless steel sink with mixer tap, Plumbed for washing machine, UPVC double glazed windows and door.

First Floor:

Landing:

Bedroom 1: 13'7" x 10'2" (4.14 m x 3.10 m) Built in wardrobe and shelving, UPVC double glazed bay window, Radiator.

Bedroom 2: 13'5" x 10'0" (4.09 m x 3.05 m) UPVC double glazed bay window, Radiator.

Bedroom 3: 7'0" x 6'9" (2.13 m x 2.06 m) Built in cupboard, UPVC double glazed window, Radiator.

Bathroom: Modern style three piece suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Built in storage cupboard, UPVC double glazed window, Radiator.

Outside:

Front: Mainly paved and gravelled.

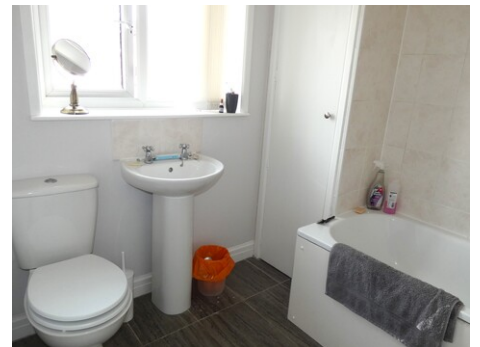
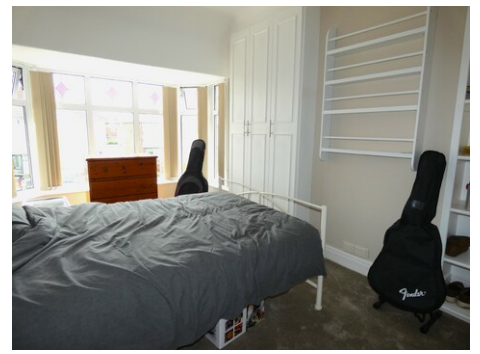
Rear: Westerly facing rear garden, Mainly laid to multi level timber deck, Timber shed, Brick built WC.

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 £1771.00 (2024/25)

Parking: Off street parking to the front.



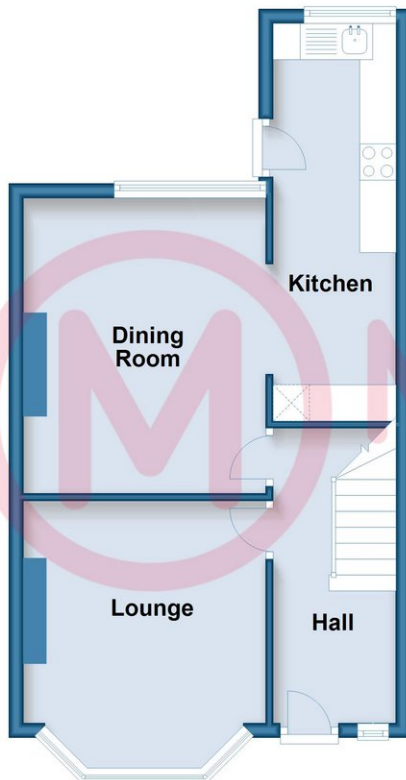
Directions: From Devonshire Square, travel north along Devonshire Road. After passing under the bridge, take the Fourth left into Sandicroft Avenue, then second left into Repton Avenue.

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.

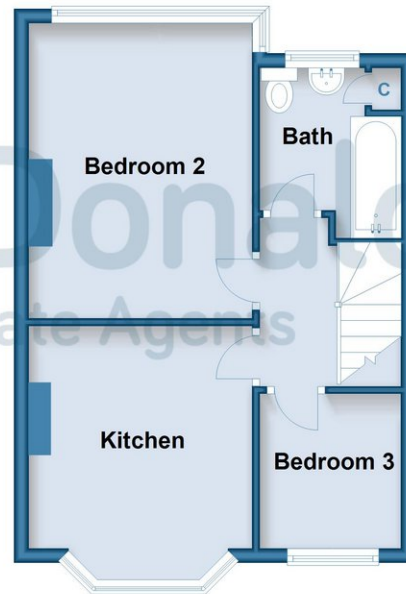
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Repton Avenue

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