



54 Raymond Avenue, Blackpool
FY2 0UB

£115,000

This Semi Detached home has been EXTENDED to the rear and now, in addition to the existing Lounge, boasts a Living/Dining Kitchen measuring over 23' x 14', which also overlooks the Southerly facing rear garden. A PERFECT FIRST TIME BUY or possible buy to let property. Sold with NO ONWARD CHAIN.

- Lounge
- Fantastic Living/Dining Kitchen
- Two Bedrooms
- Bathroom
- Virtual full UPVC double glazing
- Gas central heating
- Gardens (Southerly facing to the rear)
- Off street parking

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1948.



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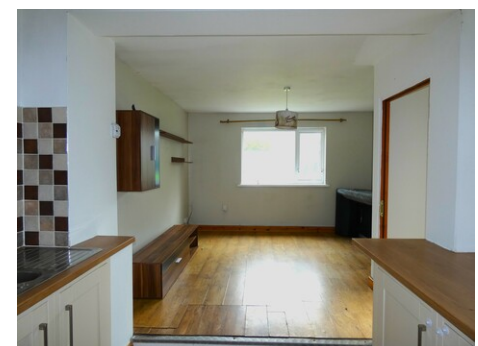
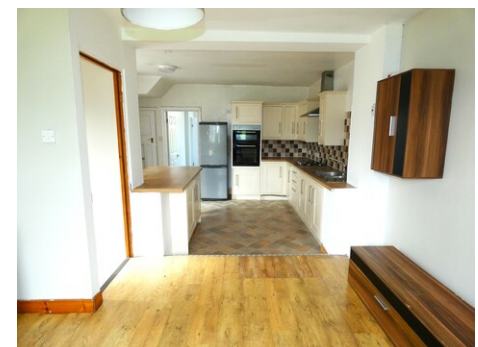
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Vestibule: Radiator.

Lounge: Fireplace with inset living flame gas fire, Coved ceiling, TV point, UPVC double glazed window, Radiator.

Living/Dining Kitchen: 23'3" x 14'2" (7.09 m x 4.32 m) Wall and base cupboard units with complementary roll edge worktops and breakfast bar, Built in oven and hob with extractor hood, Single drainer stainless steel sink with mixer tap, Understairs storage cupboard, UPVC double glazed windows, Radiators, UPVC double glazed door.

First Floor:

Landing: Loft access, UPVC double glazed window.

Bedroom 1: 12'0" x 11'1" (3.66 m x 3.38 m) Fireplace, Built in wardrobe, UPVC double glazed window, Radiator.

Bedroom 2: 8'10" x 7'8" (2.69 m x 2.34 m) TV point, UPVC double glazed window, Radiator.

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

Outside:

Front: Laid to lawn and paving.

Rear: Southerly facing, Over 45' in length, Laid to lawn.

Parking: Off street parking to the front.

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)



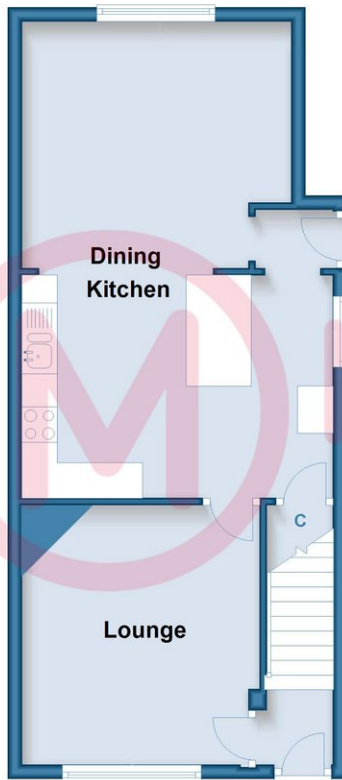
Directions: Travel north along Whitegate Drive and into Devonshire Road, After some distance and having passing under the bridge, turn third right into Raymond Avenue.

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		76
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Raymond Avenue

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