



10 Godwin Avenue, Stanley Park,
FY3 9LG

£95,000

This mid-garden terraced property would benefit from a little further updating / re-decoration.

However, the property can offer a VERY popular location situated between STANLEY PARK and Whitegate Drive with a wealth of local shops and amenities and also within just 50 yards of a LOCAL 'wooded green'.

The property itself has TWO separate reception rooms, a FITTED kitchen which is supplemented by a separate UTILITY room and ADDITIONAL ground floor wc.

To the first floor are two DOUBLE bedrooms and a MODERN three piece bathroom.

Available with NO ONWARD CHAIN.

- Two DOUBLE bedrooms
- TWO reception rooms
- FITTED kitchen
- UTILITY & Ground floor WC
- MODERN bathroom
- UPVC double glazed
- Gas central heating
- No onward chain

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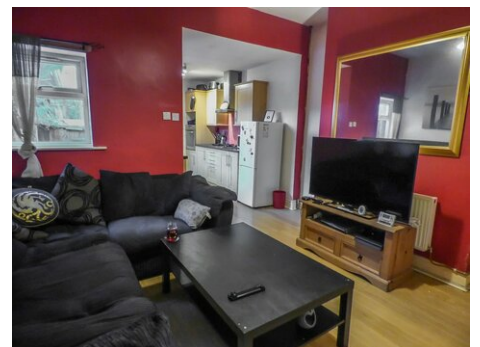
81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498



sales@mcdonaldproperty.co.uk

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Vestibule: Meter cupboard, Coved ceiling, Half tiled walls, Quarry tiled floor.

Dining Room: 13'1" x 10'10" (4.00 m x 3.30 m) Meter cupboard, Coved ceiling, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Inner Hall: Staircase, Wood effect laminate flooring.

Lounge: 13'1" x 10'10" (4.00 m x 3.30 m) Understairs storage, Wood effect laminate flooring, UPVC double glazed window. Open to:-

Kitchen: 11'2" x 7'10" (3.40 m x 2.40 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven, Five ring hob, Colour coordinated one and a half bowl sink, Half tiled walls, Wood effect laminate flooring.

Utility Room: Plumbed for washing machine, UPVC double glazed window, Rear door. Leading to:-

Ground Floor WC: Low flush WC, UPVC double glazed window.



First Floor:

Landing: Loft access.

Bedroom 1: 13'1" x 10'10" (4.00 m x 3.30 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bedroom 2: 13'1" x 7'10" (4.00 m x 2.40 m) Combi gas central heating boiler, UPVC double glazed window, Radiator.

Bathroom: Modern three piece bathroom comprising Combination



Outside:

Front: Forecourt garden.

Rear Yard: Small concrete rear yard.

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 - A £1518.00 (2024/25)



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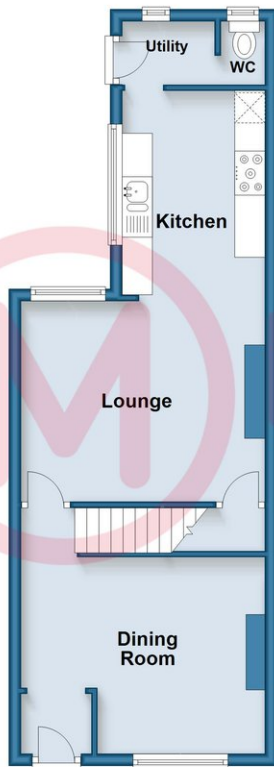
Directions: Take Whitegate Drive heading south, travel for some distance and turn left into Lindsay Avenue and finally first left into Godwin Avenue.

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.

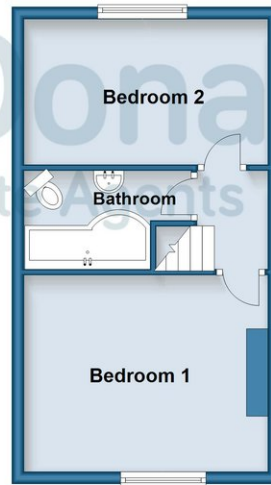
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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