



3 Margate Avenue, South Shore,  
Blackpool, FY4 3PF

**£144,950**

**\*\*\* BUNGALOW IN POPULAR CUL-DE-SAC LOCATION\*\*\***

This semi-detached TRUE bungalow does require further updating but offers some appealing features to include; a sizeable lounge OVER 16ft x 11ft, a FITTED kitchen with integrated appliances, TWO bedrooms, with the main bedroom being a generous 13'11 x 11'5.

Externally the gardens command a sunnier SOUTH facing aspect and a super level of privacy, also being of a size to easily accommodate the LARGER garage with good access.  
Available with no onward chain.

- TWO bedrooms
- LARGE lounge
- FITTED kitchen
- Bathroom
- Separate Wc
- SOUTH facing rear
- LARGE GARAGE
- Generous plot
- Requires further updating
- No chain



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## Ground Floor:

**Vestibule:** Quarry tiled floor, Meter cupboard.

**Hall:** Radiator, Loft access, Built in Cloak

**Lounge:** 17'1" x 11'6" (5.20 m x 3.50 m) UPVC double glazed bay window, Radiator, Fitted gas fire and tiled surround, Coved ceiling.

**Bedroom 2:** 8'10" x 8'10" (2.70 m x 2.70 m) Radiator, UPVC double glazed window.

**Bedroom 1:** 13'9" x 11'6" (4.20 m x 3.50 m) Radiator, UPVC double glazed window, Built in open wardrobe.

**Separate Wc:** Low flush Wc, Half tiled walls.

**Bathroom:** Comprising Cast iron bath with overhead shower unit, Pedestal wash hand basin, UPVC double glazed window, Half tiled walls, Radiator.

**Kitchen:** 11'2" x 11'2" (3.40 m x 3.40 m) Fitted 'light oak' panelled wall and base cupboard units, Complimentary roll edge work tops, 1 1/2 bowl stainless steel sink, Integrated dishwasher, Oven, Grill, Fridge, Freezer, Hob and Extractor hood, Plumbed for automatic washer, Radiator, UPVC double glazed window, Concealed gas central heating boiler.

## Outside:

**Front Garden:** With established flowered beds.

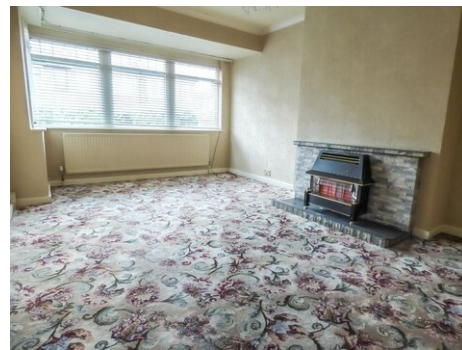
**Rear Garden:** Sunnier south facing gardens, Mainly lawned Concreted patio and path, Numerous established plants, shrubs and trees complimenting the level of privacy. (Over 55ft long)

**Garage:** LARGE detached sectional concrete garage, Up & over door.

**Heating:** Gas central heating (NOT TESTED)

**Council Tax:** Band C / £1929.73 as at Aug 2023

**Tenure:** We are informed the property is freehold. Interested parties should seek any clarification via their solicitor.





**Directions:** From south shore shopping area head inland along Highfield Road, pass straight across at the lights then turning fourth right into Dorritt Road by some local shops. This lead onto Margate 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) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		64	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**Ground Floor**



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**Margate Avenue**

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