



46 Thursfield Avenue, South Shore,
Blackpool, FY4 4AH

£119,950

This quasi semi-detached (end of 4) house is well presented throughout and is of a popular 'HALL TO HALL' design. There are THREE well proportioned, DOUBLE bedrooms, with even the smallest being almost 12ft x 9ft. In addition, two SEPARATE reception rooms, a modern FITTED kitchen and bathroom.

The property has gardens front and rear and is available with no onward chain

- Three DOUBLE bedrooms
- Two SEPARATE reception rooms
- Fitted kitchen
- HALL to HALL layout
- Re-Roofed 2023
- Gas central heating
- No onward chain
- Well presented throughout
-



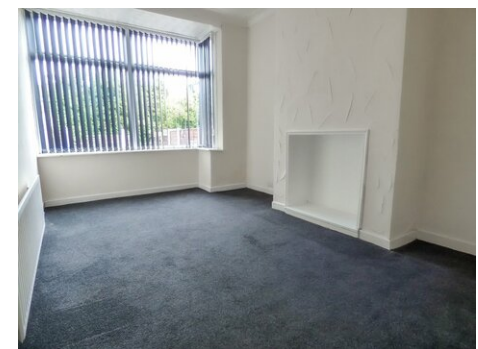
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BRITISH PROPERTY AWARDS 2022 GOLD WINNER ESTATE AGENT IN BLACKPOOL

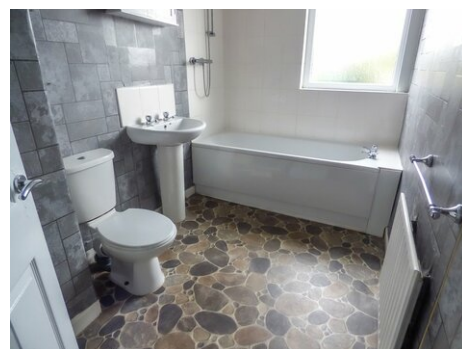
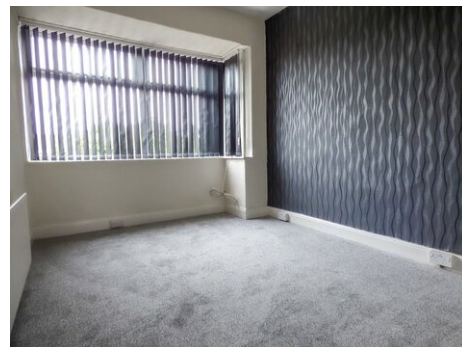
BRITISH PROPERTY AWARDS 2021 GOLD WINNER ESTATE AGENT IN BLACKPOOL



Award winning property sales since 1948.



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Ground Floor: ()

Vestibule: () UPVC double glazed front door.

Hall: () Radiators, Staircase, Coved ceiling.

Dining Room: 14'5" x 9'6" (4.40 m x 2.90 m) Radiator, UPVC double glazed window, Coved ceiling.

Lounge: 14'5" x 11'6" (4.40 m x 3.50 m) UPVC double glazed bay window, Coved ceiling, Radiator.

Inner Hall: () Understairs storage.

Kitchen: 12'10" x 5'3" (3.90 m x 1.60 m) Fitted wall and base cupboards, Complimentary roll edge work tops, Part tiled walls, Combination gas central heating boiler, Stainless steel sink, Radiator, UPVC double glazed window and rear door.

First Floor: ()

Landing: ()

Bedroom 1: 12'2" x 8'6" (3.70 m x 2.60 m) UPVC double glazed window, Radiator.

Bedroom 2: 15'1" x 6'7" (4.60 m x 2.00 m) Radiator, UPVC double glazed window.

Bedroom 3: 11'10" x 8'10" (3.60 m x 2.70 m) UPVC double glazed bay window, Radiator.

Bathroom: () Modern three piece suite comprising Panelled bath with overhead shower, Pedestal wash hand basin, Low flush wc, Radiator, UPVC double glazed window, Built in louvred cupboard, Part tiled walls.

Outside: ()

Front Garden: () Mostly stone gravelled for ease of maintenance.

Rear Garden: () Mostly paved for ease of maintenance.

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Directions: Travelling south along Whitegate Drive, at the main light straight ahead into Waterloo Road and continue to the next main set of traffic lights at Spen Corner. Turn hard left onto Hawes Side Lane, continue for some distance and turn left at the second mini roundabout into Daggars Hall Lane, then first right into Townley Avenue and finally left into Thursfield 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		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Thursfield Avenue

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