



14 Hall Avenue, Blackpool,
FY4 3AQ

£90,000

***** ATTENTION INVESTORS / DEVELOPERS - your NEXT PROJECT *****

This is a semi-detached house which requires extensive renovation and thus presents potential as a development project.

The accommodation briefly comprises a lounge and separate dining room, plus an additional breakfast or possible office area leading to the kitchen at the rear. There are THREE bedrooms PLUS a LOFT ROOM and family bathroom with separate wc.

Externally there are gardens front and rear and we believe there is a *garage in addition to the car port. No onward chain.

- THREE bedrooms plus LOFT ROOM
- Bathroom • Separate Wc
- THREE reception rooms
- Kitchen
- Car Port and Garage
- UPVC double glazed • Gas central heating
- Require MODERNISATION THROUGHOUT
- No chain

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Vestibule: UPVC double glazed front door and window

Hall: Staircase, Understairs cupboard with meters, Wood effect laminate flooring, Modern composite inner door, Double radiator.

Lounge: 15'1" x 11'8" (4.60 m x 3.56 m) Feature fireplace, Coved ceiling, Picture rail, UPVC double glazed bay window, Two radiators.

Dining Room: 14'1" x 11'4" (4.29 m x 3.45 m) Fitted gas fire with surround, UPVC double glazed bay window, Coved ceiling, Radiator, Open archway to:-

Office/Breakfast Room: 9'2" x 6'3" (2.79 m x 1.90 m) Wood effect laminate flooring, UPVC double glazed window, Radiator. Open to:-

Inner Hall:

Kitchen: 9'10" x 5'6" (3.00 m x 1.68 m) Fitted wall and base cupboards, Complementary roll edge worktops, Stainless steel sink, Part tiled walls, Gas central heating boiler.

First Floor:

Landing:

Bedroom 1: 13'5" x 11'5" (4.09 m x 3.48 m) Two UPVC double glazed window, Radiator.

Bedroom 2: 11'1" x 9'7" (3.38 m x 2.92 m) Wood effect laminate flooring, UPVC double glazed window, Double radiator.

Bedroom 3: 7'10" x 5'11" (2.39 m x 1.80 m) Wood effect laminate flooring, UPVC double glazed window.

Bathroom: Comprising; Bath, Pedestal wash basin, Storage cupboard, Tiled walls, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Separate WC: Low flush WC, UPVC double glazed window.

Second Floor:

Loft Room: 13'8" x 12'8" (4.17 m x 3.86 m) Double glazed skylight window.

Outside:

Front: With flowerbeds.

Rear: Overgrown (access currently not possible).

Parking: We believe there may be a garage building to the rear and a 'car port' to the side of the property with an up and over door. This cannot be confirmed due to limited access.

Heating: Gas central heating (NOT TESTED).

Tenure: Double glazed skylight window.

Council Tax: Band - B £1771.00 (2024/25)



Directions: Travel south along Whitegate Drive for quite a distance. Proceed through Oxford Square and travel through the traffic lights. At the next set of lights take the third exit into Waterloo Road. Then turn fourth left into Hall 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			
(55-68) D			68
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Hall Avenue

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