



2 Brockway Avenue,
Blackpool, FY3 8LA

£122,500

An **EXTENDED** Semi, tucked away in a cul-de-sac location offering a blank canvas, just ready to make your own. Features include a **SOUTHERLY** facing rear garden with excellent levels of privacy, three first floor Bedrooms, gas central heating and UPVC double glazing. The property is conveniently located, being just over half a mile from the Hospital & Stanley Park and is sold with **NO ONWARD CHAIN**.

- Three Bedrooms
- Two Reception rooms
- Kitchen
- Ground floor Bathroom
- UPVC double glazing
- Gas central heating
- Southerly facing rear
- Garage

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Vestibule: UPVC double glazed doors.

Hall: Understairs storage, Radiator.

Shower Room: Comprising; 'sit in' bath with shower over, Low flush WC, Pedestal wash basin, UPVC double glazed window, Radiator.

Dining Room: 12'3" x 10'4" (3.73 m x 3.15 m) Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Lounge: 15'9" x 10'0" (4.80 m x 3.05 m) TV point, UPVC double glazed window, Radiator.

Kitchen: 9'1" x 7'3" (2.77 m x 2.21 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink, Gas cooker point, UPVC double glazed window and door.

First Floor:

Bedroom 1: 12'1" x 10'0" (3.68 m x 3.05 m) Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Bedroom 2: 10'2" x 10'0" (3.10 m x 3.05 m) Coved ceiling, TV point, UPVC double glazed window, Radiator.

Bedroom 3: 6'9" x 5'9" (2.06 m x 1.75 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Pedestal wash basin, Low flush WC, Built in cupboard, UPVC double glazed window, Radiator.

Outside:

Front: Established trees and shrubs.

Rear: Over 50' in length, Split level rear garden laid to a combination of lawn and patio areas with established trees, shrubs and plants.

Parking: Attached brick garage with light, power and gas central heating boiler.

Heating: Gas central heating (NOT TESTED).

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

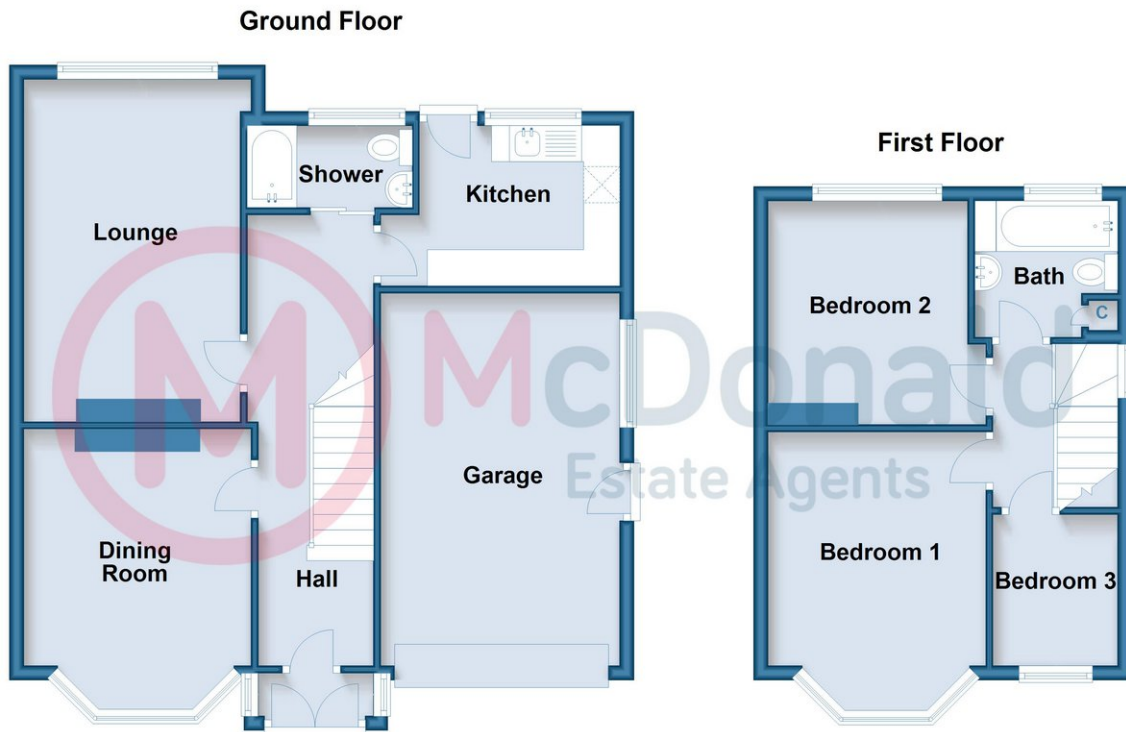


Directions: Travel north along Whitegate Drive to the traffic lights and turn right into Newton Drive. Pass straight through the first set of lights and turn fifth left into Torsway Avenue. Travel along this road and Brockway Avenue is the fifth turning on your right hand side.

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



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Plan produced using PlanUp.

Brockway

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