



50 Nethway Avenue, Blackpool,
FY3 8JU

£110,000

***** ATTENTION INVESTORS / DEVELOPERS *****

This **SEMI-DETACHED** house requires further modernisation throughout and as such represents an excellent development opportunity.

With **THREE** bedrooms, two **SEPARATE** reception rooms, UPVC double glazing, gas central heating and an invaluable **GARAGE**.

Whilst also commanding open aspects to the front as its located directly opposite a **LOCAL PARK**.
The property is being sold 'sold as seen' and with no onward chain.

- Opposite LOCAL PARK
- THREE bedrooms
- Two receptions
- Fitted kitchen
- Bathroom
- UPVC double glazing
- Gas central heating

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- GARAGE
- Requires modernisation
- No chain

Hall: Staircase, Meter cupboard, Coved ceiling, Radiator.

Lounge: 12'5" x 10'3" (3.78 m x 3.12 m) Fitted gas fire with marble hearth, Coved ceiling, UPVC double glazed bay window.

Dining Room: 10'2" x 10'1" (3.10 m x 3.07 m) Built in cupboard, Coved ceiling, UPVC double glazed window, Radiator.

Kitchen: 10'4" x 5'8" (3.15 m x 1.73 m) Fitted wall and base cupboards, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Understairs storage with combi gas central heating boiler, UPVC double glazed window and rear door.

First Floor:

Bedroom 1: 12'2" x 10'2" (3.71 m x 3.10 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 10'5" x 9'6" (3.17 m x 2.90 m) UPVC double glazed window, Radiator.

Bedroom 3: 6'11" x 5'9" (2.11 m x 1.75 m) UPVC double glazed window, Radiator.

Shower Room: Modern shower room comprising; Shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window.

Outside:

Front: Stone gravelled.

Rear: Grassed with crazy paved path.

Garage: Detached concrete sectional garage with an up and over door.

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 - B £1688.52 (2023/24)

Additional Information: The property will not be cleared any further and as such is being 'SOLD AS SEEN'.



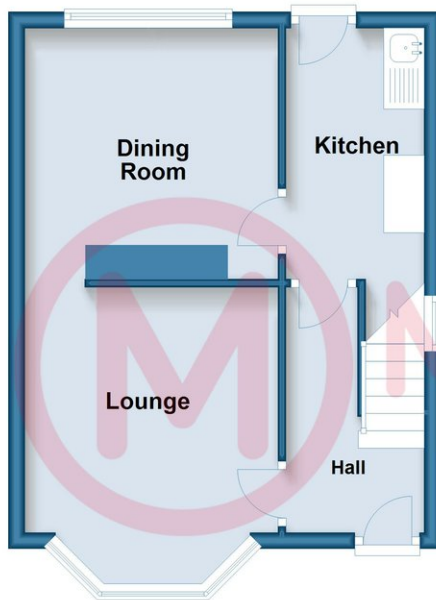
Directions: Travel North along Whitegate Drive to the traffic lights at Newton Drive and turn right. After the next set of traffic lights take the third left into Kingscote Drive. Then third right into Bardsway. And finally first left into Nethway Avenue.

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		80
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Plan produced using PlanUp.

Nethway Avenue

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