



McDonald

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2 Mayfield Avenue, South Shore,
Blackpool, FY4 2NT

£124,950

SUBSTANTIAL end garden terraced house oozing with **CHARACTER**. The property is in need of upgrading throughout, hence the attractive asking price.

- THREE sizeable bedrooms
- TWO receptions rooms
- FITTED kitchen
- UPVC double glazing
- Ground floor W/C
- Just 50 yards from Highfield Road
- NUMEROUS local amenities
- Just 0.6 miles to the PROMENADE
-
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Award winning property sales since 1948.



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Entrance Porch: ()

Vestibule: () Meter cupboard, UPVC double glazed front door, Door to:-

Hall: () Meter cupboard, Coved ceiling, Radiator.

Lounge: 15'9" x 11'6" (4.80 m x 3.50 m) Inset feature fireplace, Coved ceiling, UPVC double glazed bay window.

Dining Room: 15'1" x 12'2" (4.60 m x 3.70 m) Feature gas fireplace, Wood effect laminate flooring, TV point, Understairs storage cupboard, UPVC double glazed window, Radiator.

Kitchen: 11'10" x 9'2" (3.60 m x 2.80 m) Range of wall and base units, complementary roll edge worktops, Four ring gas hob with stainless steel extractor over, Integrated oven, Plumbed for washing machine, One and a half bowl stainless steel sink, Tiled splash back, Tiled floor, Two UPVC double glazed windows, UPVC double glazed door to:-

Rear Porch: () Door to rear garden, Door to:-

Ground Floor WC: () Two piece suite comprising; Low flush WC, Wash basin, Tiled floor, Window.

First Floor: ()

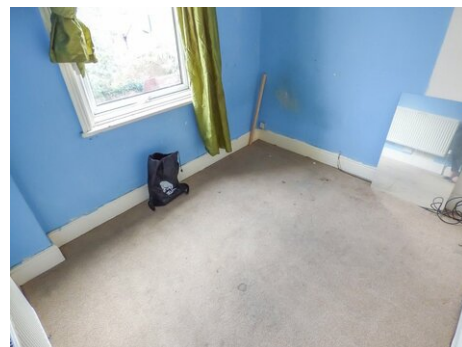
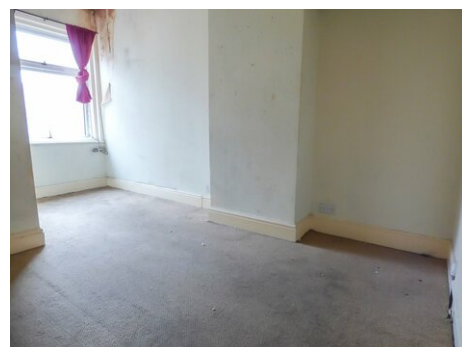
Landing: () Split level landing, Skylight.

Bedroom 1: 15'5" x 12'6" (4.70 m x 3.80 m) TV point, Two UPVC double glazed windows, Radiator.

Bedroom 2: 16'1" x 9'6" (4.90 m x 2.90 m) TV point, UPVC double glazed window, Radiator.

Bedroom 3: 9'2" x 7'10" (2.80 m x 2.40 m) UPVC double glazed window, Radiator.

Bathroom: () Three piece suite comprising; Corner bath with shower over, Low flush WC, Pedestal wash basin, Tiled walls, Recessed low voltage lighting, Coved ceiling, UPVC double glazed window.



Directions: Take Lytham Road heading south, travel for some distance turning left into Highfield Road. Mayfield Avenue can be found first on the 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			
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Mayfield Avenue

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