



3 Peel Avenue, Layton,  
Blackpool, FY3 7AQ

**£92,950**

**\*\*\* ATTENTION INVESTORS \*\*\***

This SEMI-DETACHED home is currently let on a AST providing an annual income around £7500 per annum. The property does require further updating but already afford UPVC double glazing, gas central heating, THREE bedrooms and a location conveniently within just 0.2 miles of Layton centre, with a wealth of local shops and amenities

- THREE bedrooms
- Through lounge
- Fitted kitchen
- Bathroom
- UPVC double glazed
- Gas central heating
- WEST facing rear
- INVESTMENT OPPORTUNITY

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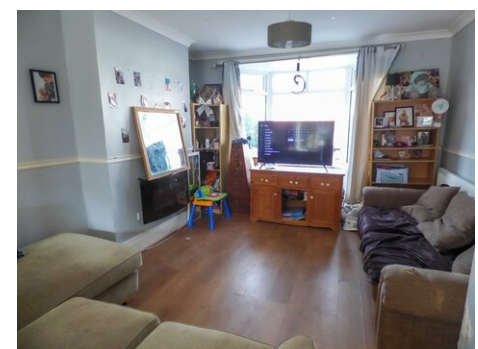
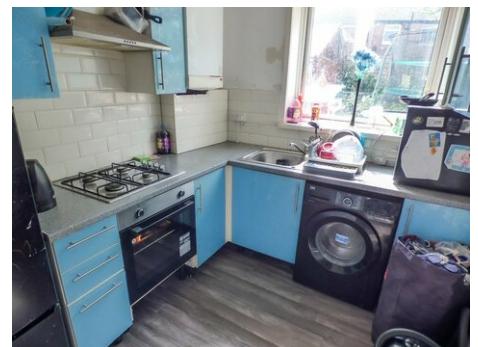
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## Open Porch:

**Hall:** Meter cupboard, Staircase, UPVC double glazed front door and window, Radiator.

**Lounge Area:** 13'1" x 12'10" (4.00 m x 3.90 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Radiator. Open directly to:-

**Dining Area:** 12'6" x 11'6" (3.80 m x 3.50 m) Wood effect laminate flooring, UPVC double glazed French doors to the rear garden, Radiator.

**Kitchen:** 8'2" x 7'7" (2.50 m x 2.30 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Stainless steel sink, Plumbed for washing machine, Gas central heating boiler, UPVC double glazed window, Radiator.

## First Floor:

**Landing:** UPVC double glazed window.

**Bedroom 1:** 12'2" x 11'10" (3.70 m x 3.60 m) UPVC double glazed window, Radiator.

**Bedroom 2:** 11'6" x 10'6" (3.50 m x 3.20 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 7'7" x 6'11" (2.30 m x 2.10 m) UPVC double glazed window, Radiator.

**Bathroom:** A modern three piece suite in white comprising, Panelled bath, Pedestal wash hand basin & Low flush wc, UPVC double glazed window, Half tiled walls.

## Outside:

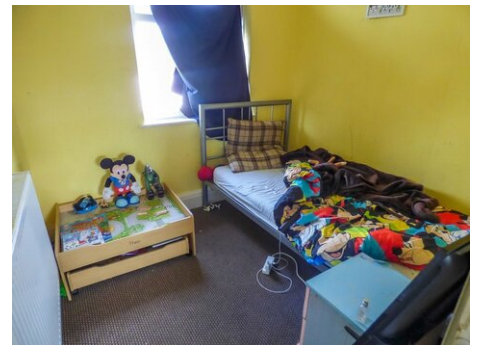
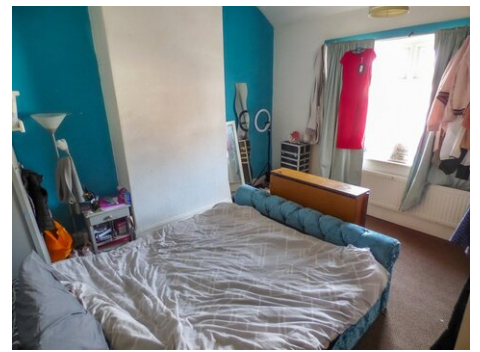
**Front Garden** Forecourt garden.

**Rear Garden:** West facing, Part stone gravelled, Raised bed.

**Heating:** GAS: Gas central heating (Gas safety certificate available, dated Sept 22).ELECTRICS : There is an electrical condition report available, dated Jan 21.

**Tenure:** We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - A £1518.00 (2024/25)



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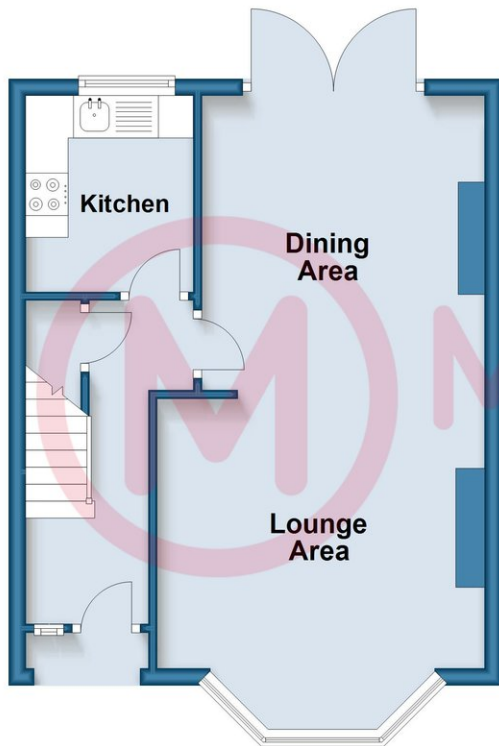
**Directions:** From Whitegate Drive proceed to the junction with Devonshire Square, carry on straight ahead into Devonshire Road towards North Shore after you pass through the lights with Talbot Road, take the second on the right into Ramsey Avenue and second right again into Peel Avenue.

**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.

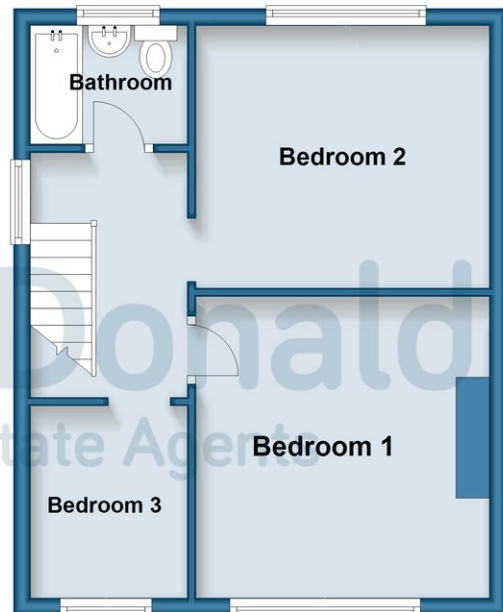
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**Ground Floor**



**First Floor**



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Plan produced using PlanUp.

**Peel Avenue**

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