



43 Northumberland Avenue,
Thornton-Cleveleys, FY52LH

£205,000

A DETACHED BUNGALOW sat on a generous corner plot offering enviable levels of external space. The property itself provides accommodation over two floors, and in addition to the three Bedrooms and spacious Living Room are a modern style Dining Kitchen over 18' in length and a Conservatory. **IMMACULATELY** presented throughout, and sold with **NO ONWARD CHAIN**.

- Lounge - over 15'
- Dining Kitchen- over 18'
- Conservatory
- Three Bedrooms
- Wet Room with separate WC
- UPVC double glazing
- Gas central heating
- Gardens to three sides
- Garage and parking



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Vestibule: Meter cupboard, UPVC double glazed window and door.

Hall: Walk in cupboard, Coved ceiling, Radiator.

Lounge: 15'6" x 10'10" (4.72 m x 3.30 m) Feature fireplace with inset living flame gas fire, TV point, Coved ceiling, Stairs to first floor, UPVC double glazed window, Radiator.

Dining Kitchen: 18'6" x 8'10" (5.64 m x 2.69 m) Modern style fitted wall and base cupboard units with complementary worktops, Ceramic sink and drainer with mixer tap, Plumbed for washing machine and dishwasher, Built in oven and hob with extractor over, UPVC double glazed windows, Radiator, UPVC double glazed door to :-

Conservatory: 9'8" x 9'5" (2.95 m x 2.87 m) UPVC double glazed windows and doors to the rear garden, Radiator.

Shower Room: Modern 'wet room' style comprising; Shower area and vanity wash basin, Tiled walls and floor, UPVC double glazed window, Towel heater radiator.

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

Bedroom 1: 12'1" x 10'10" (3.68 m x 3.30 m) Fitted wardrobes and dressing table, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 3: 9'0" x 7'10" (2.74 m x 2.39 m) Fitted wardrobes, Coved ceiling, UPVC double glazed window, Radiator.

First Floor:

Bedroom 2: 15'0" x 10'6" (4.57 m x 3.20 m) Fitted cupboards and eaves storage, Pedestal wash basin, UPVC double glazed window, Radiator.

Outside:

Front and Side: Mainly laid to lawn with established borders.

Rear: A combination of paving and slate chippings.

Garage: Detached garage with private drive.

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 - D £2128.17 (2023/24)



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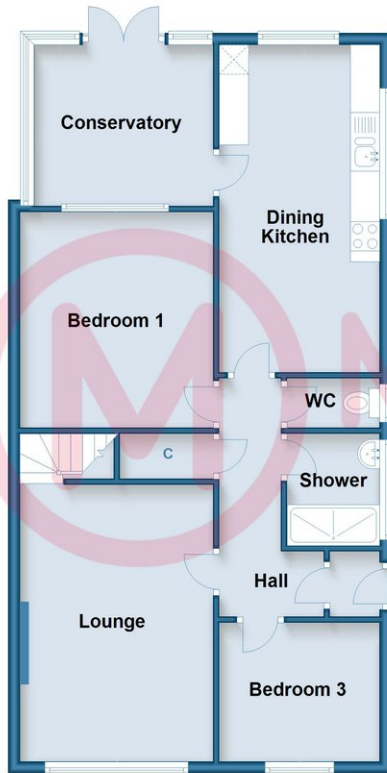
Directions: Take North Drive heading north and continue to the end and turn left onto Northumberland Avenue.

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.

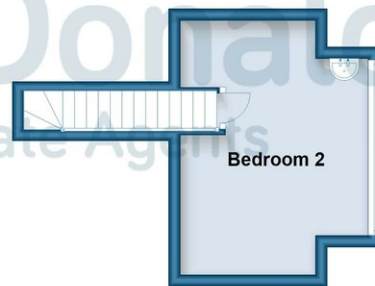
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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