



**35 Carleton Avenue,
Blackpool, FY3 7JN**

£169,950

This semi-detached house has been **EXTENDED**, now with a **MODERN** fitted breakfast kitchen **OVER 18ft** long. There is also a modern family bathroom and separate Wc, The **THREE** bedrooms are supplemented by the additional space to the large **LOFT ROOM**.

In addition, there is a **VERY** generous corner plot which provides gardens, front, side **AND** rear, the latter also providing additional parking space and covered parking below car port to supplement the invaluable **GARAGE**.

* The property also has supplemented energy costs due to the installation of **SOLAR PANELS**.

- **THREE** bedrooms
- **Two SEPARATE** reception rooms
- **EXTENDED** modern fitted kitchen
- **MODERN** bathroom
- **LARGE** corner **PLOT**
- **GARAGE** plus parking

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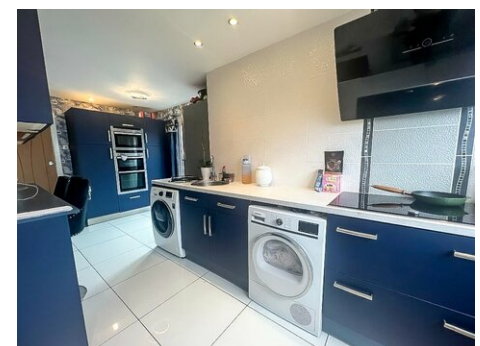
81-83 Red Bank Road, Bispham, FY2 9HZ

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- **UPVC double glazing**
- **Gas central heating**
- **SOLAR panels**

Porch: Double doors.

Hall: Spindled staircase, Understairs storage housing combi gas central heating boiler, Meter cupboard, Wood effect laminate flooring, UPVC double glazed window, Concealed radiator.

Lounge: 15'9" x 11'6" (4.80 m x 3.50 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Three radiators.

Dining Room: 15'1" x 11'6" (4.60 m x 3.50 m) Imposing feature fireplace with decorative fire surround and open hearth, Coved ceiling, UPVC double glazed window, Radiator.

Breakfast Kitchen: 18'8" x 8'10" (5.70 m x 2.70 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops and breakfast bar, Stainless steel sink and drainer, Plumbed for washing machine, Integrated oven/grill and microwave/oven, Hob with extractor hood, Tiled floor, UPVC double glazed window and patio doors, Radiator.

First Floor:

Landing:

Bedroom 1: 15'9" x 11'2" (4.80 m x 3.40 m) Built in wardrobes, Wood effect laminate flooring, UPVC double glazed bay window, Three radiators.

Bedroom 2: 13'5" x 11'2" (4.10 m x 3.40 m) Built in wardrobes with overhead storage, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 3: 9'10" x 6'7" (3.00 m x 2.00 m) Coved ceiling, UPVC double glazed window, Space saving staircase to loft room.

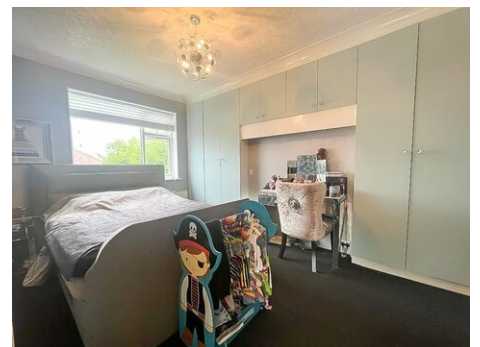
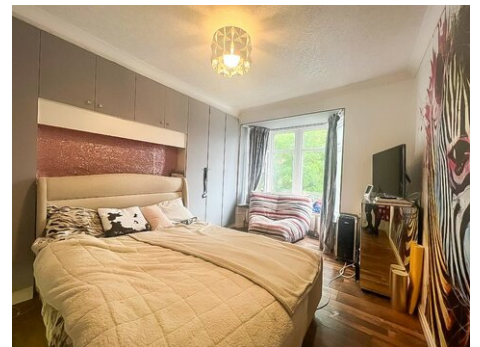
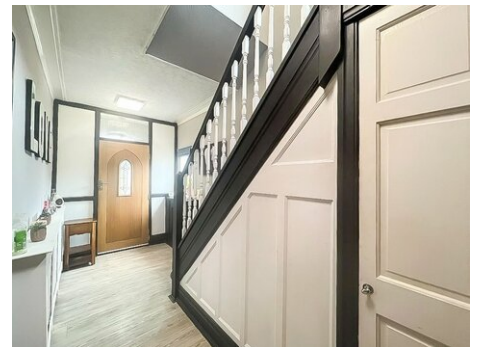
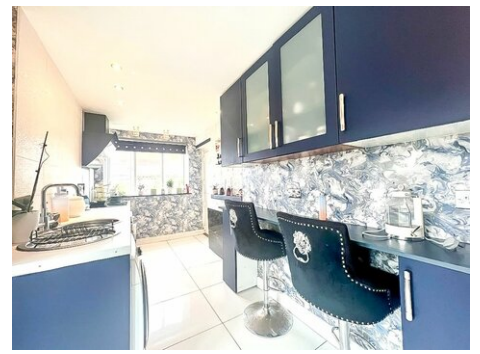
Bathroom: Comprising; Free standing bath, Vanity wash basin, Tiled walls, Panelled ceiling, UPVC double glazed window, Heated towel rail/radiator.

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

Loft Room: 16'1" x 14'9" (4.90 m x 4.50 m) Double glazed skylight window.

Outside:

Front Garden: Flowerbeds.



Side Garden: Mainly paved.

Rear Garden: Mainly paved with concrete patio, Flowerbed.

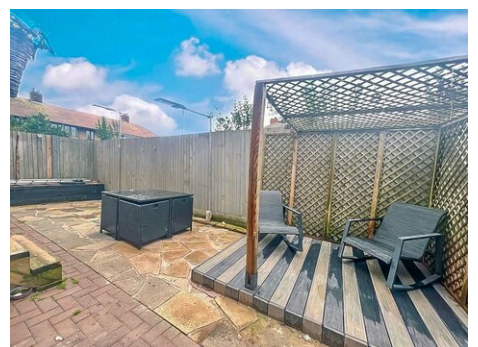
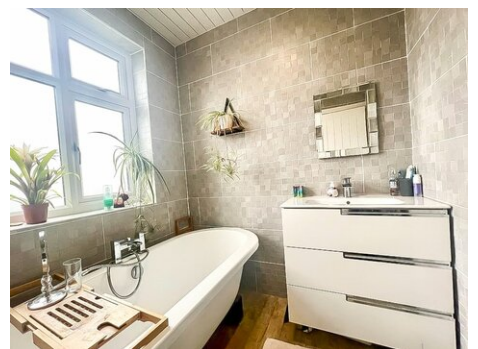
Garage: Brick garage with an up and over door, Additional parking space(s) in front of garage.

Car Port: Further potential covered parking, currently utilised by a hot tub (by separate negotiation).

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 C / £1930 per annum 2023/4

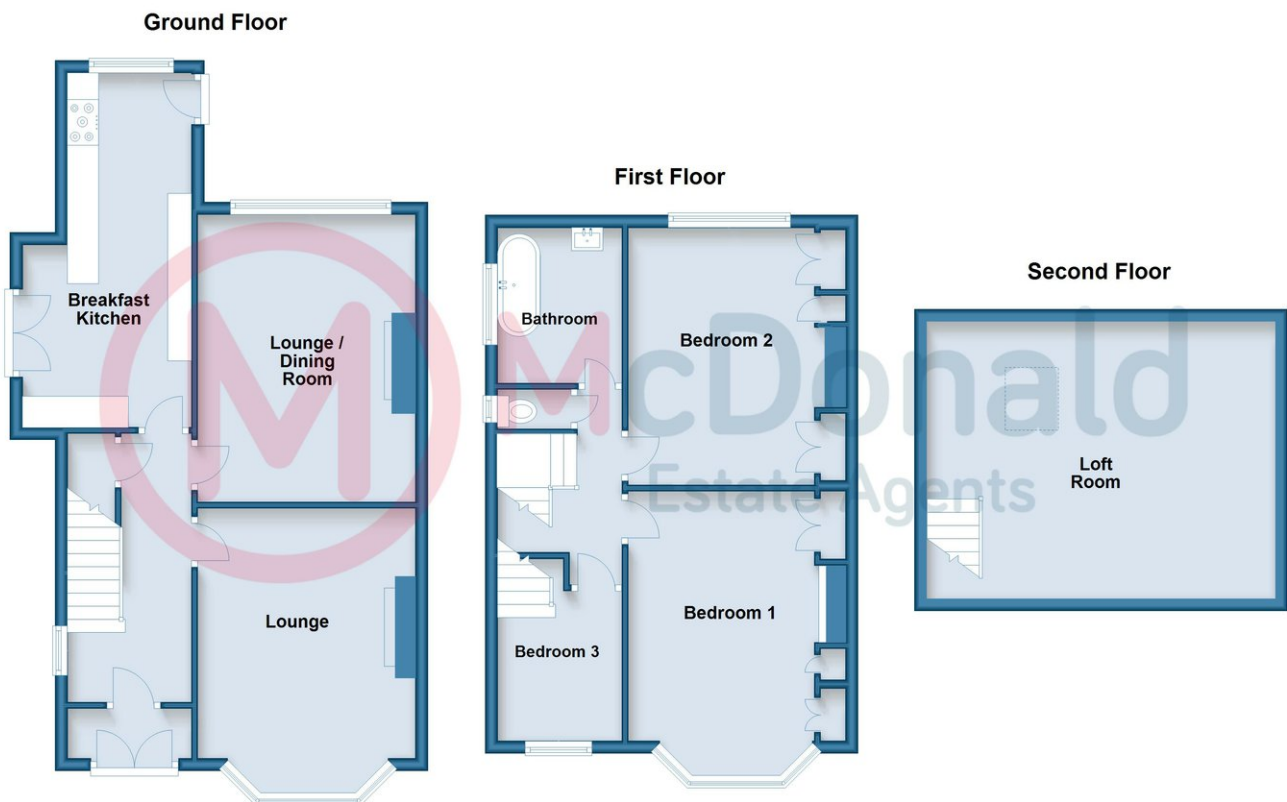


Directions: At Devonshire square turn into Newton Drive. Continue to the roundabout then turn left into St Walburgas Road. At the next major roundabout take the third exit into Carlton Avenue

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		80	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Carleton Avenue

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