



52 Carlyle Avenue, Blackpool,
FY4 1PG

£159,950

This semi-detached home would benefit from some modernisation but is immaculately presented throughout, offering an excellent opportunity to add value and create a superb family home.

The property features **THREE** bedrooms, a shower room and a separate WC, which could be reconfigured to create a spacious **FOUR**-piece family bathroom.

To the ground floor is a generous open-plan lounge and dining room, while the extended fitted kitchen measures almost 20ft x 8ft, providing ample space for modern family living.

Externally, the rear garden enjoys a sunny **WEST**-facing aspect, complemented by off-street parking and an invaluable **GARAGE**.

Conveniently situated just 0.2 miles from the **SEAFRONT** and offered for sale with **NO ONWARD CHAIN**.

- THREE bedrooms
- Through Lounge / Dining Room
- EXTENDED dining kitchen
- Shower Room; Separate WC
- UPVC double glazing; Storage heating
- Sunnier WEST facing rear
- Parking plus GARAGE; No chain

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McDonald

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Hall: Staircase, Electric storage heater.

Lounge: 14'3" x 11'9" (4.34 m x 3.58 m) Feature fireplace, Coved ceiling, UPVC double glazed bay window, Electric storage heater. Open to:-

Dining Room: 12'9" x 11'2" (3.89 m x 3.40 m) Feature fireplace, Double glazed patio doors to rear garden, Electric storage heater.

Dining Kitchen: 19'7" x 7'11" (5.97 m x 2.41 m) Fitted wall and base cupboard units, Stainless steel sink, Plumbed for washing machine, Understairs storage, Two UPVC double glazed windows and rear door, Electric storage heater.



First Floor:

Landing: UPVC double glazed window, Electric storage heater.

Bedroom 1: 14'3" x 11'10" (4.34 m x 3.61 m) Fitted wardrobes, UPVC double glazed bay window, Gas convector heater.

Bedroom 2: 12'9" x 11'3" (3.89 m x 3.43 m) Fitted wardrobes, UPVC double glazed window, Gas convector heater.

Bedroom 3: 7'11" x 7'5" (2.41 m x 2.26 m) UPVC double glazed window, Electric storage heater.

Shower Room: Comprising; Shower cubicle, Pedestal wash basin, Built in airing cupboard, Tiled walls, UPVC double glazed window, Electric storage heater.

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



Outside:

Front: Brick/block paved, Flowerbed to border.

Rear: Sunnier west facing aspect, Brick/block paved, Flowerbed to border.

Garage: Brick garage with an up and over door.



Heating: Electric storage heating and Gas convector 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 £2233.97 (2026/27)

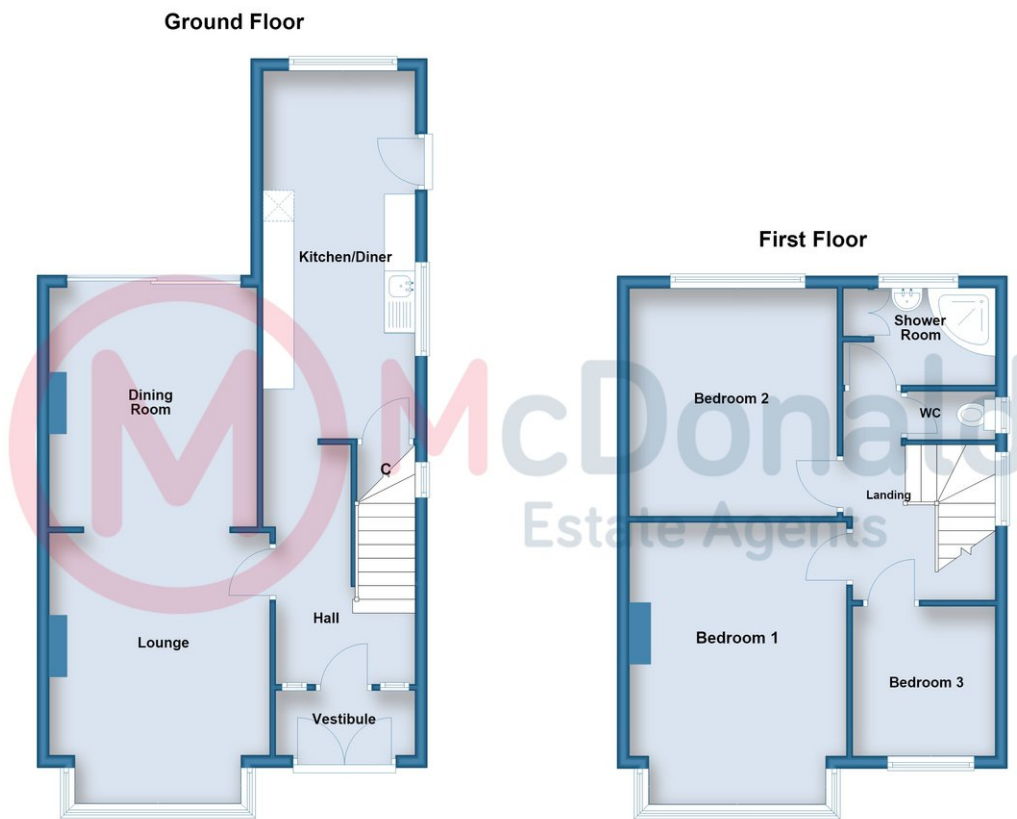


Directions: Take the Promenade heading south, after passing The Pleasure Beach take the first left onto Clifton Drive, first left onto Burlington Road West and finally second right onto Carlyle Avenue.

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			72
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
Not energy efficient - higher running costs			



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Carlyle Avenue

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