



**Macauley Avenue, Marton, Blackpool, FY4 4AG**

**Price: £117,000**

- An Extended Three Bedroom Double Fronted Home
- Double Glazed Throughout
- Spacious Main Living Area
- Open Plan Kitchen / Dining Area
- Garden To Front And Rear
- Close To Local Schools
- Ideal Family Home
- Viewing Highly Recommended

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# Macauley Avenue, Marton, Blackpool

## ENTRANCE HALL

On entrance to the property there is a UPVC double glazed door leading in. Stairs to the first floor landing with fitted carpet. Doors to all ground floor rooms.

## LOUNGE

24' 11" x 11' 05" (7.6m x 3.3m)

A spacious main living area with a double glazed window to front elevation and sliding double glazed doors to rear garden. Decorative coved ceiling with ceiling light. Television point. Fitted carpet. Inset electric feature fire. Electric storage heater.



## DINING ROOM

15' 5" x 10' 5" (4.7m x 3.2m)

A room which could be used as a second living space or generous sized dining room. There is a walk in double glazed bay window to front elevation. Ceiling light. Electric storage heater. Laminate flooring. Door to large and very practical under stair storage. Opening arch way to.



## KITCHEN

12' 9" x 8' 10" (3.9m x 2.7m)

A well look after kitchen consisting of matching wall and base units with complementary work surfaces. Stainless steel sink with mixer tap. Integrated washing machine. Integrated fridge freezer. Integrated stainless steel single oven with four ring ceramic hob and overhead extractor. Display cabinets with spotlights. A ceiling light. Double glazed window and door to rear.



## LANDING

Fitted carpet. Ceiling light. Doors to all rooms.

## BEDROOM ONE

11' 11" x 11' 05" (3.63m x 3.48m)

A well presented main bedroom with a range of fitted wardrobes and shelving. A double glazed window to front elevation. Ceiling light. Fitted carpet.



## BEDROOM TWO

13' 05" x 9' 11" (4.09m x 3.02m) max

A range of fitted wardrobes and shelving. A double glazed window to front elevation. Ceiling light. Fitted carpet.

## BEDROOM THREE

8' 09" x 8' 05" (2.67m x 2.57m)

Larger than your average third bedroom there are fitted wardrobes with side. A double glazed window to rear elevation. Fitted carpet. Ceiling light.



## BATHROOM

7' 10" x 5' 0" (2.4m x 1.53m)

A white three piece bathroom suite comprising of a corner panelled bath. A pedestal wash hand basin and toilet. Fully tiled walls. A double glazed window to rear elevation. Ceiling light.

## EXTERNALLY

A nice manageable sized garden with laid to lawn grass. A fenced enclosure with access leading to side. Timber built sheds for storage. Low maintenance flagging.

## Macauley Avenue, Marton, Blackpool

The front has a wall enclosure with gated access. Flagged pathway to entrance. Bordered with stone chippings and a range of plants and shrubs.

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### APPROXIMATE AGE OF THE PROPERTY

1940s

### TENURE

The property is **Freehold**

### COUNCIL TAX

Band "b"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

| Valuation Band | Council Tax 2012/13 | Council Tax 2013/14 | Council Tax 2014/15 |
|----------------|---------------------|---------------------|---------------------|
| A              | £1013.11            | £1015.05            | £1017.07            |
| B              | £1181.97            | £1184.22            | £1186.59            |
| C              | £1350.82            | £1353.40            | £1356.10            |
| D              | £1519.67            | £1522.57            | £1525.61            |
| E              | £1857.37            | £1860.92            | £1864.63            |
| F              | £2195.08            | £2199.27            | £2203.66            |
| G              | £2532.78            | £2537.62            | £2542.68            |
| H              | £3039.34            | £3045.14            | £3051.22            |

### PLEASE NOTE

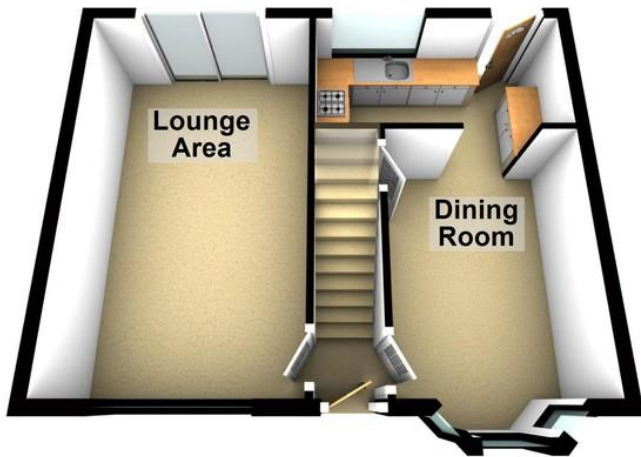
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09/03/2018



# Macauley Avenue, Marton, Blackpool

**Ground Floor**



**First Floor**

