



**12 Myrtle Avenue, Blackpool,  
FY3 9BL**

**Reduced £69,950**

**\*\*\* OUTSTANDING VALUE near STANLEY PARK \*\*\***

**This beautifully presented ground floor flat has been recently renovated, making it an ideal first-time purchase or a practical alternative to a bungalow, thanks to its fully ground floor layout.**

**The property features a generous double bedroom, a bright and spacious separate lounge with patio doors leading to a west-facing rear yard, a stylish fitted kitchen complete with integrated appliances, and a modern three-piece bathroom suite.**

**Unusually for a property of this type, the flat also benefits from off-street parking. Alternatively, this space could be converted into an extended garden area if preferred.**

**Conveniently located within a quarter of a mile of the award-winning Stanley Park and just 200 yards from Whitegate Drive, offering a wide range of shops and local amenities.**

**No onward chain.**

- One DOUBLE bedroom
- STYLISH fitted kitchen
- Lounge
- Small garden

**Award winning property sales since 1948.**



**McDonald**

Estate Agents

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- UPVC double glazing
- Gas central heating
- IMMACULATE throughout
- No chain

**Ground Floor:**

**Communal Entrance/Hall:**

**Private Entrance:**

**Hall.**

**Bedroom:** 16'0" x 12'0" (4.88 m x 3.66 m) Coved ceiling, UPVC double glazed bay window, Radiator.

**Kitchen:** 10'4" x 7'5" (3.15 m x 2.26 m) Stylish range of newly fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Integrated appliances to include: fridge, freezer, washing machine, oven, hob and extractor hood. Tiled splash back, Understairs storage, UPVC double glazed window.

**Lounge:** 15'4" x 13'2" (4.67 m x 4.01 m) Coved ceiling, UPVC double glazed patio door to rear yard, Radiator.

**Bathroom:** Modern three piece bathroom comprising; Panelled bath with shower and screen, Low flush WC, Pedestal wash basin, Built in cupboard housing gas central heating boiler, UPVC double glazed window, Radiator.

**Outside:**

**Front:** Forecourt garden

**Rear:** Small stone gravelled rear yard, Sunnier west facing aspect, Leading to:-

**Parking:** Off street parking to rear, Concrete for ease of maintenance.

**Gas:** Gas tested 6th June 2025. (Gas safety Record available to view in the office).

**Electric:** Tested 7th June 2021 (Electrical Installation Condition Report available to view in the office).

**Tenure:** We have been informed that the property is being sold with the freehold with a 'counter lease with the first floor flat'; Residue of a 999 year lease which commenced 1/1/1989. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - A £1675.48 (2026/27)



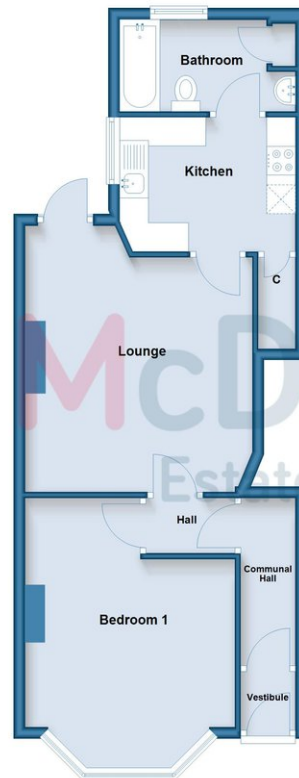
**Directions:** Take Whitegate drive travelling south and turn first left into Bryan Road. Myrtle Avenue is then first right.

**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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Ground Floor



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Myrtle Avenue

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