



19 Kevin Avenue, Poulton-le-Fylde,
FY6 7JU

£275,000

**** POTENTIAL, POTENTIAL, POTENTIAL ****

A Detached **THREE BEDROOM** True Bungalow occupying an imposing corner plot, which could be perfect if you have a need for a larger parking provision . The property would benefit from modernising so gives the discerning purchaser the perfect opportunity to create a forever home and is well located just off Breck Road. Sold with **NO ONWARD CHAIN**.

- Lounge
- Dining Kitchen
- Three Bedrooms - ensuite to Master
- Bathroom
- Impressive plot
- Large Garage and potential for additional Parking
- ****Sold with a Possessory Title**



McDonald
Estate Agents

Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
sales@mcdonaldproperty.co.uk
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Porch: Tiled floor, UPVC double glazed windows and door.

Hall: Meter cupboard, Radiator.

Lounge: 15'4" x 10'10" (4.67 m x 3.30 m) Fireplace, Wood effect laminate flooring, TV point, UPVC double glazed windows, Radiator.

Dining Kitchen: 18'0" x 10'3" (5.49 m x 3.12 m) Wall and base cupboard units, Gas cooker point, Plumbed for washing machine, Double drainer stainless steel sink, UPVC double glazed windows and door, Radiator.

Bedroom 1: 13'5" x 11'5" (4.09 m x 3.48 m) Built in wardrobes, TV point, UPVC double glazed window, Radiator.

En-Suite: Wet room style comprising; Shower area, Wash basin, Low flush WC, UPVC double glazed window, Radiator.

Bedroom 2: 14'0" x 8'6" (4.27 m x 2.59 m) Fitted wardrobes, UPVC double glazed windows, Radiator.

Bedroom 3: 10'10" x 7'0" (3.30 m x 2.13 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Low flush WC, UPVC double glazed window, Towel heater radiator.

Outside:

Gardens: There are wrap around gardens to the front and side, mainly laid to lawn. The rear, which is around 45ft, is a combination of lawn and concrete areas with established trees and shrubs.

Parking: A larger concrete sectional garage measuring 18'8 x 12'9 with light and power. Access via a private drive and scope for further parking if required.

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. ** Possessory title currently held. An indemnity insurance is potentially available for anyone who requires it. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - D £2428.93 (2026/27)

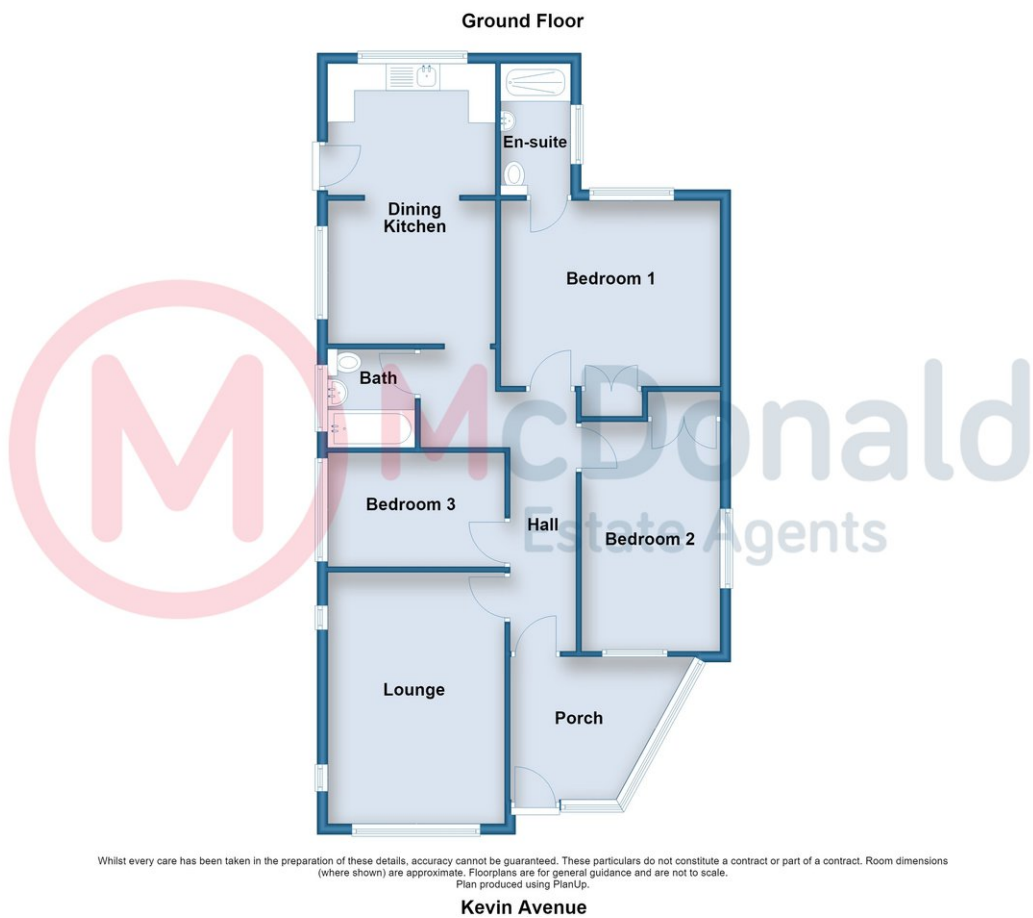


Directions: Leave Poulton centre heading North along Breck Road. Proceed through the traffic lights at Station Road and take the third right into Riversway, left again into Royston Road and finally first right into Kevin Avenue.

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		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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