



7 George Avenue, Marton, Blackpool,
FY4 4JR

£166,500

***** STUNNING character home, beautifully REFURBISHED *****

A true 'turnkey' family home, now with a **STYLISH** presentation throughout following a recent refurbishment. Briefly comprising **THREE** very well-proportioned bedrooms, where the smallest is well **OVER 9ft x 8ft**. There are also two generous and separate reception rooms, with the dining room leading out to the lawned gardens, which are around 50ft long. There is also a **STYLISH** fitted kitchen and modern bathroom, which is supplemented by an additional ground floor WC.

Viewings highly recommended.

- Three **SIZEABLE** bedrooms
- **MODERN** bathroom
- **TWO** separate receptions
- **STYLISH** fitted kitchen
- Additional GF Wc
- **LARGE** rear gardens c. 50ft
- Recently **REFURBISHED**
- Off street **PARKING**
- No chain



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Hall: UPVC double glazed front door, Wood effect laminate flooring, Radiator.

Ground Floor WC: Low flush WC, Wash basin, UPVC double glazed window, Radiator.

Lounge: 14'7" x 11'2" (4.44 m x 3.40 m) Meter cupboard, UPVC double glazed bay window, Double radiator.

Dining Room: 13'7" x 12'8" (4.14 m x 3.86 m) Picture rail, UPVC double glazed windows and patio door, Double radiator.

Kitchen: 9'3" x 7'8" (2.82 m x 2.34 m) Stylish 'newly fitted' range of wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Colour coordinated sink, UPVC double glazed window and rear door.

Mid Floor:

Landing: UPVC double glazed window, Access to:-

Bathroom: 'Newly fitted' contemporary three piece bathroom comprising; Panelled bath with shower attachment and screen, Low flush WC, Vanity wash basin, Tiled walls and floor, UPVC double glazed window, Heated towel rail/radiator.

First Floor:

First Floor Landing: Built in storage cupboard, UPVC double glazed window.

Bedroom 3: 9'5" x 8'1" (2.87 m x 2.46 m) UPVC double glazed window, Radiator.

Bedroom 2: 13'4" x 12'10" (4.06 m x 3.91 m) UPVC double glazed window, Radiator.

Outside:

Front: Lawned with established hedgerow.

Rear: Mostly lawned with stone, gravelled, balk and flower beds, Established tree, Timber decked patio area. Approximately 50ft in length.

Parking: Off street parking to concrete driveway.

Gas: Gas tested 16th June 2026. (Gas safety Record available to view in the office).

Electric: Tested December 2021 (Electrical Installation Condition Report available to view in the office).

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)



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Directions: Travel south to the end of Whitegate Drive go through the lights at Preston New Road and take the first left Newhouse Road just past the lights. George avenue is the fourth turning on your 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) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

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