



**McDonald**  
Estate Agents

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**3 Joyce Avenue,  
Marton, FY4 4HL**

To book your viewing telephone  
McDonald Estate Agents.

Day/Date:

Time:

**£124,950**

This traditional style Semi Detached House is located just off Preston New Road with excellent access to Blackpool centre and the M55. A lovely home benefiting from being previously renovated and recently decorated and re-carpeted throughout, also has an invaluable GARAGE to the rear. Immediately available with NO ONWARD CHAIN.



- THREE bedrooms
- Modern fitted DINING kitchen
- TWO reception areas
- Invaluable GARAGE
- Modern bathroom
- UPVC Double glazing
- Gas central heating
- Recently re-decorated
- NO CHAIN

#### Ground Floor

**Vestibule:** UPVC double glazed front door.

**Hall:** Radiator, Spindled staircase, Understairs storage housing gas central heating boiler and UPVC double glazed window.

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**Lounge:** 13'9" x 13'3" (4.2m x 4.04m)

UPVC double glazed bay window, Fitted living flame coal effect gas fire with fire surround and marble inset, Radiator.

**Dining Room:** 11'11" x 11'11" (3.63m x 3.63m)

Radiator, Coved ceiling, UPVC double glazed patio doors to rear garden, Directly open to;

**Kitchen:** 8'5" x 7'1" (2.57m x 2.16m)

Modern fitted wall and base cupboard units with complementary roll edge work tops, Stainless steel sink, Plumbed for washing machine, Built in oven, Hob and extractor hood, UPVC double glazed window.

**First Floor**

**Landing:** UPVC double glazed window, Loft access.

**Bedroom 1:** 15'5" x 11'10" (4.7m x 3.6m)

UPVC double glazed window, Radiator.

**Bedroom 2:** 8'10" x 6'9" (2.7m x 2.06m)

UPVC double glazed window, Radiator.

**Bedroom 3:** 11'9" x 10'3" (3.58m x 3.12m)

UPVC double glazed window, Built in airing cupboard to alcove.

**Bathroom:** Comprising of combination "P" shaped bath with over head shower and screen, Low flush w.c, Pedestal wash hand basin, UPVC double glazed window, Half tiled walls, Tiled floor, Heated towel rail, Radiator.

**Outside**

**Front Garden:** With established shrubs.

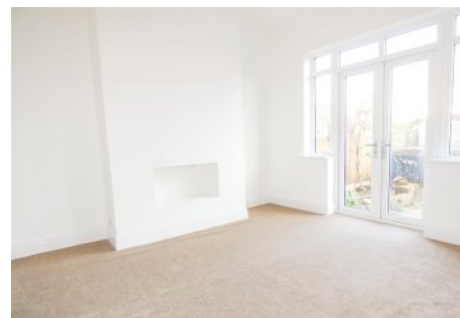
**Rear Garden:** Paved, Brick store.

**Garage:** Detached sectional concrete garage, Up and over door.

**Heating:** Gas central heating (NOT TESTED)

**Directions:** From our Blackpool office travel the full length of Whitegate Drive south, bearing left at Oxford Square into Preston New Road. Joyce Avenue is approximately the second road on your right, but you may need to continue a little further before being able to turn back towards Joyce 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Are YOU thinking of selling?**  
**Call McDonald Estate Agents NOW, for your FREE market appraisal.**

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