



McDonald
Estate Agents

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**42 Hawes Side Lane,
Marton, FY4 4AS**

To book your viewing telephone
McDonald Estate Agents.

Day/Date:
Time:

£85,000

SUPERB !! This three bedroom MID TERRACED HOUSE has been meticulously re-furbished from top to bottom. Now including a stunning fitted kitchen, a modern four piece bathroom, plus UPVC double glazing and gas central heating. NO ONWARD CHAIN.



- Spacious well proportioned 'family' sized accommodation
- Newly fitted carpets and flooring
- Large open plan lounge and dining area
- Invaluable garage to rear of property
- COULD PROVIDE A HEALTHY RENTAL INCOME OF AROUND £600 PCM

Ground Floor

Lounge: 15'10" x 15'1" (4.83m x 4.6m)

UPVC double glazed front door, Radiator, Recessed low voltage lighting, Coved ceiling, Meter cupboard, UPVC double glazed window, Open to;

Dining Room: 12'6" x 11'9" (3.8m x 3.58m)

UPVC double glazed door to rear yard, Recessed low voltage lighting, Coved ceiling, Understairs storage cupboard, Door to stairs to first floor, Door to;

Successfully selling property since 1948.

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Kitchen: 8'4" x 8'3" (2.54m x 2.51m)

A range of wall and base units with complementary roll edge work tops, Single drainer stainless steel sink, Four ring gas hob with stainless steel extractor over, Integral oven, Tiled splash backs, Wood effect flooring, Recessed low voltage, UPVC double glazed window.

First Floor

Landing: Split level landing, Loft access, Coved ceiling, Two radiator.

Bedroom 1: 12'7" x 9'6" (3.84m x 2.9m)

Coved, Radiator, UPVC double glazed window.

Bedroom 2: 12'1" x 8'10" (3.68m x 2.7m)

Coved, Radiator, UPVC double glazed window.

Bedroom 3: 8'9" x 5'10" (2.67m x 1.78m)

Coved, Radiator, UPVC double glazed window.

Bathroom: A 4 piece suite comprising of step in shower cubicle, Panelled bath, Pedestal wash hand basin, Low flush w.c, Chrome heated towel radiator, Cupboard housing Combination gas central heating boiler, Part tiled walls, UPVC double glazed window, Extractor.

Outside

Front Garden: Forecourt garden

Rear Garden: Westerly facing aspect, Small yard, Mainly flagged with soil flower border.

Garage / Parking: Brick built garage to the rear of the property accessed via gated alleyway.

Heating: Gas central heating (NOT TESTED)

Directions: From our Blackpool office travel South along Whitegate Drive. At Oxford Square proceed straight ahead, bearing right into Waterloo Road, Continue up to the traffic lights at Spen corner and turn left into Hawes Side Lane.

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		84
(69-80) C		
(55-68) D	63	
(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.

