



## 40 Deneway Avenue, Layton, FY3 8JW

### £95,000

This mid garden terraced house has been EXTENDED to both the rear and into the LOFT space. This means there is a loft room to supplement the two bedrooms, both a lounge AND dining area, a larger modern fitted breakfast kitchen and separate UTILITY room. The property is also very conveniently located almost opposite a local park.  
Internal viewing highly recommended.

- TWO bedrooms PLUS loft room
- Lounge PLUS dining area
- Separate UTILITY room
- Modern fitted breakfast kitchen
- Gas central heating
- UPVC double glazing
- Within 50 yards of local park

#### Ground Floor

Hall: Staircase, Meter cupboard, UPVC double glazed front door.



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To book your viewing telephone  
McDonald Estate Agents.

Day/Date:

Time:



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**Lounge:** 13'11" x 13'9" (4.24m x 4.2m)  
 Wood effect laminate flooring, Coved ceiling, UPVC double glazed bay window, Radiator. Open to:-

**Dining Room:** 9'9" x 8'11" (2.97m x 2.72m)  
 Wood effect laminate flooring, Coved ceiling, Radiator.

**Utility Room:** 7'6" x 4'5" (2.29m x 1.35m)  
 Built in cupboard, Wall units, Roll edge work tops, Wood effect laminate flooring.

**Breakfast Kitchen :** 12'8" x 8' (3.86m x 2.44m)  
 Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven and grill, Hob, Plumbed for dishwasher, Part tiled walls, Recessed low voltage downlighting, Two UPVC double glazed windows, Composite double glazed rear door.

**First Floor  
 Landing**

**Bedroom 1:** 15' x 13'8" (4.57m x 4.17m)  
 Gas central heating boiler, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 9'3" x 7'2" (2.82m x 2.18m)  
 Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Shower Room :** Modern shower room comprising: tiled Shower cubicle, Vanity wash basin, Low flush WC, Tiled floor, Heated towel rail / Radiator, Recessed low voltage downlighting.

**Outside**

**Front Garden :** Mainly as 'bark chippings' for ease of maintenance.

**Rear Garden :** Mainly as paved patio, Flowerbed to border.

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

**Directions:** From our Blackpool Office on Whitegate Drive proceed to the junction at Devonshire Square, Turn right into Newton Drive, Continue along. Deneway Avenue is the ninth turning on your left hand side.

**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+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 Call McDonald Estate Agents NOW, for your  
 FREE market appraisal.**