

McDonald
Estate Agents
Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 **398 498**
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk

BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BLACKPOOL
2022 IN BLACKPOOL
2021 IN BLACKPOOL

1 Cheddar Avenue, South Shore, Blackpool, FY4 2LG



£154,950

A very well-presented traditional 'stone-bayed' semi-detached house, situated in a highly popular location just 1/3 mile from Highfield Road Centre and its excellent range of shops and amenities.

The property offers THREE BEDROOMS, a modern three-piece bathroom, a separate lounge, and an open-plan fitted DINING kitchen with patio doors leading out to the SOUTH-FACING rear garden. There is also the invaluable benefit of OFF-STREET PARKING to the front.

Immediately available with NO ONWARD CHAIN.



- **THREE bedrooms**
- **Modern bathroom**
- **Lounge**
- **Open plan DINING KITCHEN**
- **Fitted kitchen**
- **SOUTH to rear**
- **Off street PARKING**
- **Close to shops**
- **No chain**



The Property Ombudsman

Award winning property sales since 1948.

Hall: Meter cupboard, Staircase, Understairs storage, Coved ceiling, Radiator.

Ground Floor WC: () Low flush WC, Wash basin, Tiled floor, UPVC double glazed window.

Lounge: 12'6" x 11'0" (3.81 m x 3.35 m) UPVC double glazed bay window, Radiator.

Dining Kitchen: 17'1" x 13'4" (5.21 m x 4.06 m) Modern open plan with beautiful dining kitchen comprising:-

...Dining Area: Tile effect laminate flooring, Radiator, UPVC double glazed patio doors to rear garden. Directly open to:-

...Kitchen Area: Fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sin, Built in oven and hob with extractor hood, Tiled splashback, Plumbed for washing machine, UPVC double glazed window.





First Floor:

Landing: Feature leaded window.

Bedroom 1: 12'2" x 9'11" (3.71 m x 3.02 m) UPVC double glazed window, Radiator.

Bedroom 2: 13'5" x 10'2" (4.09 m x 3.10 m) UPVC double glazed bay window, Radiator.

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



Bathroom: Comprising Panelled bath with overhead shower and screen, Low flush WC and Pedestal wash hand basin. Part tiled walls, Two UPVC double glazed windows, Heated towel rail / Radiator.



Outside:

Front: Stone gravelled for ease of maintenance with established hedgerow.

Rear: Sunnier south facing aspect, Stone gravelled for ease of maintenance, Large metal shed (available subject to negotiation).

Parking: Off street parking to the front.

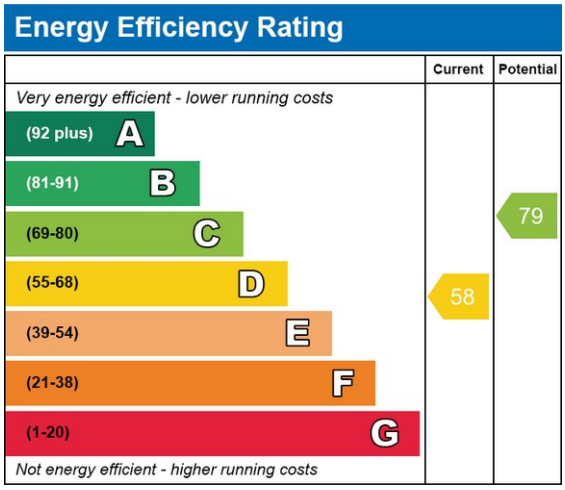


Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2233.97 (2026/27)

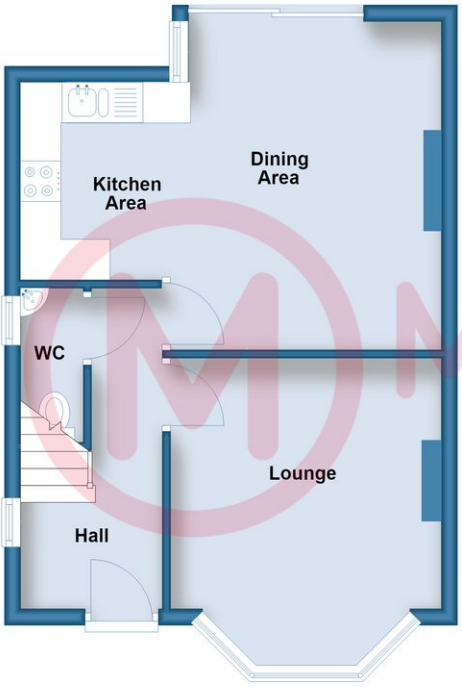
Directions: Take St Annes Road heading south, after passing through the traffic lights at Highfield Road, Cheddar Avenue is first on the right.



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.

Ground Floor



First Floor



McDonald Estate Agents

Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale.
Plan produced using PlanUp.

Cheddar Avenue

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