



50 Nethway Avenue, Blackpool,
FY3 8JU

£157,500

This **IMMACULATELY PRESENTED SEMI-DETACHED HOUSE** has undergone a recent renovation and is now offered in excellent condition throughout.

The accommodation includes a **STYLISH FITTED DINING KITCHEN, THREE BEDROOMS**, a comfortable lounge and a modern shower room.

Ideally positioned **DIRECTLY OPPOSITE A LOCAL PARK**, the property also benefits from **OFF-STREET PARKING** together with the invaluable addition of a **GARAGE**.

The location is particularly convenient, being within approximately $\frac{1}{2}$ MILE of both the award-winning **STANLEY PARK** and **VICTORIA HOSPITAL**.

NO ONWARD CHAIN.

- **THREE bedrooms**
- **Modern shower room**
- **STYLISH fitted dining kitchen**
- **Lounge**
- **UPVC double glazing**
- **Gas central heating**

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McDonald

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- **Parking and GARAGE**
- **Opposite LOCAL PARK**
- **No chain**

Hall: UPVC double glazed front door

Lounge: 12'2" x 10'3" (3.71 m x 3.12 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Kitchen: 16'2" x 8'11" (4.93 m x 2.72 m) Stunning open plan dining kitchen comprising:

...**Dining Area:** Wood effect laminate flooring, UPVC double glazed window, Radiator. Directly open to:-

...**Kitchen Area:** Super stylish range of fitted wall and base cupboard units with separate 'island' incorporating the One and a half bowl stainless steel sink, Complementary roll edge worktops, Newly fitted Integrated appliances to include fridge, freezer, oven, hob and extractor hood, Plumbed for washing machine and dishwasher, Wood effect laminate flooring, UPVC double glazed window and rear door.

First Floor:

Landing: Coved ceiling, UPVC double glazed window.

Bedroom 1: 12'2" x 10'2" (3.71 m x 3.10 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 2: 10'1" x 9'4" (3.07 m x 2.84 m) Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 3: 6'10" x 5'8" (2.08 m x 1.73 m) Coved ceiling, UPVC double glazed window, Radiator.

Shower Room: Comprising; Modern three piece shower room comprising; Shower cubicle, Vanity wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Heated towel rail/radiator.

Outside:

Front: Stone gravelled.

Rear: Grassed, Crazy paved path.

Garage: Detached concrete sectional garage with an up and over door.

Heating: Gas central heating. Gas Safety Record dated 23/03/26 available for review.

Electric: Electrical Installation Certificate dated 15/07/26 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 - B £1954.73 (2026/27)

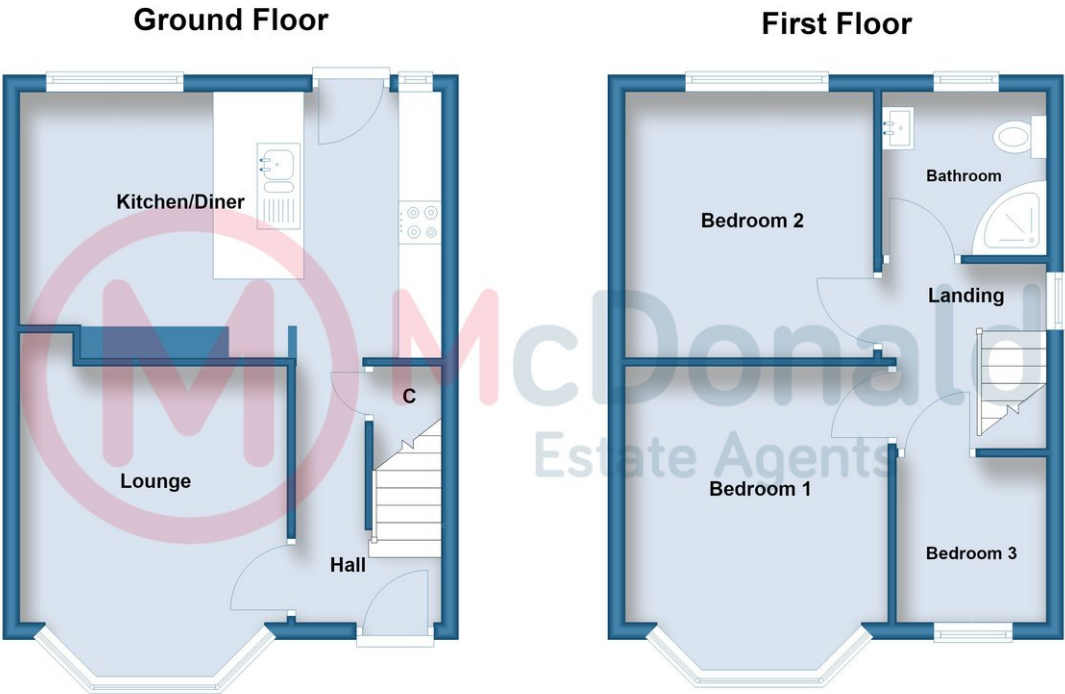


Directions: Travel North along Whitegate Drive to the traffic lights at Newton Drive and turn right. After the next set of traffic lights take the third left into Kingscote Drive. Then third right into Bardsway. And finally first left into Nethway Avenue.

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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77



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Plan produced using PlanUp.

Nethway Avenue

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