



35 Hathaway, Marton, Blackpool,
FY4 4AB

£129,950

This double-fronted, end-garden terraced home is deceptively spacious, offering more room than many neighbouring properties. The generous lounge opens directly into a bright UPVC conservatory, while the open-plan fitted dining kitchen extends impressively over 19ft x 12ft. Upstairs, there are three well-proportioned bedrooms alongside a modern family bathroom.

Outside, the property benefits from low-maintenance gardens to both the front and rear, as well as a large outbuilding that offers excellent potential for use as a home office.

Ideally located in a popular cul-de-sac, this home combines space, versatility, and convenience.

- THREE bedrooms
- Bathroom; ADDITIONAL WC
- Lounge Over 16ft x 13ft
- LARGE fitted dining kitchen
- UPVC conservatory
- Gas central heating; UPVC double glazing
- No chain



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Hall: UPVC double glazed front door, Staircase

Lounge: 16'0" x 13'8" (4.88 m x 4.17 m) Solid fuel burner recessed to chimney breast, Coved ceiling, Wood effect laminate flooring, Delft shelf, Radiator.

Conservatory: 8'10" x 8'5" (2.69 m x 2.57 m) Wood effect laminate flooring, UPVC double glazed windows and patio doors to the rear garden, Radiator.

Dining Kitchen: 19'6" x 12'9" (5.94 m x 3.89 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Colour co-ordinated sink, Built in oven and hob with extractor hood, Integrated fridge and freezer, Plumbed for washing machine, Tiled splashback, Spindled staircase to the first floor, UPVC double glazed way window and rear window. Leading to:-

Downstairs WC: Low flush WC, Combi gas central heating boiler, Folding door.

First Floor:

Landing: UPVC double glazed window, Radiator.

Bedroom 1: 13'9" x 12'8" (4.19 m x 3.86 m) Attractive fitted wardrobes, UPVC double glazed bay window, Radiator.

Bedroom 2: 12'1" x 6'2" (3.68 m x 1.88 m) UPVC double glazed window, Radiator.

Bedroom 3: 9'2" x 7'3" (2.79 m x 2.21 m) Coved ceiling, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with overhead shower, Pedestal wash basin, Low flush WC, Tiled/panelled walls, UPVC double glazed window, Radiator.

Outside:

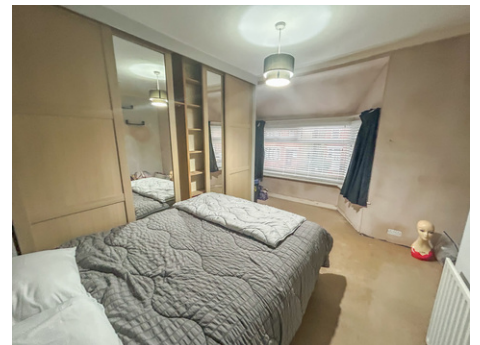
Front: Brick/block paved for ease of maintenance.

Rear: Brick/block paved for ease of maintenance, Large outbuilding with an up and over door.

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.

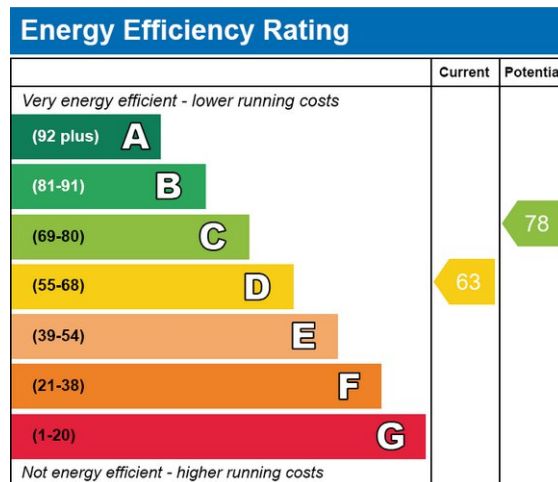
Council Tax: Band - A £1594.81 (2025/26)



Directions: Take Whitegate Drive heading South to the main traffic light junction at Oxford Square. Bear right onto Waterloo Road and continue to the next main set of traffic lights at Spen Corner. Turn left onto Hawes Side Lane, continue for some distance and Hathaway Avenue can be found sixth on the 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.



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