



Flat 3, 13-15 Northumberland Avenue,
Bispham, Blackpool, FY2 9SB

£86,000

A LOVELY Ground Floor Apartment, in a great spot just off the Promenade and absolutely perfect for those wanting accommodation on one level - a fantastic cost effective Bungalow alternative, sold with NO ONWARD CHAIN

- Spacious Lounge
- Modern style Kitchen
- Two Bedrooms - Master with en-suite
- Modern style Shower room
- Fischer Electric heating
- UPVC double glazing
- Parking space

McDonald
Estate Agents

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Communal Entrance:

Private Entrance:

Hall: Built in cupboard, Electric radiator.

Lounge: 14'9" x 14'5" (4.50 m x 4.39 m) Coved ceiling, TV point, UPVC double glazed bay window, Electric radiator.

Kitchen: 8'9" x 7'6" (2.67 m x 2.29 m) Attractive wall and base cupboard units with complementary roll edge worktops, Integrated fridge and freezer, Built in oven and hob with extractor over, Single drainer stainless steel sink with mixer tap, Plumbed for washing machine, Recessed lighting, UPVC double glazed window.

Bedroom 1: 14'0" x 10'5" (4.27 m x 3.17 m) Fitted wardrobes and matching drawer units, UPVC double glazed window, Electric radiator.

En-Suite: Modern style three piece suite comprising; Step in shower, Pedestal wash basin, Low flush WC, Tiled walls, Shaver point, Recessed lighting.

Bedroom 2: 11'4" x 8'6" (3.45 m x 2.59 m) Fitted wardrobes, TV point, UPVC double glazed window.

Shower Room: Modern style three piece suite comprising; Built in shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls, Recessed lighting, Extractor, Towel heater radiator.

Outside: Parking space to the rear.

Heating: Electric heating (NOT TESTED).

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

Council Tax: Band - A £1518.00 (2024/25)



Directions: From the top of Red Bank Road take The Promenade heading south where Northumberland Avenue can be found fourteenth on the left.

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



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Plan produced using PlanUp.

Northumberland Avenue

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