



42 Moor Park Avenue, Bispham,
Blackpool, FY2 0LY

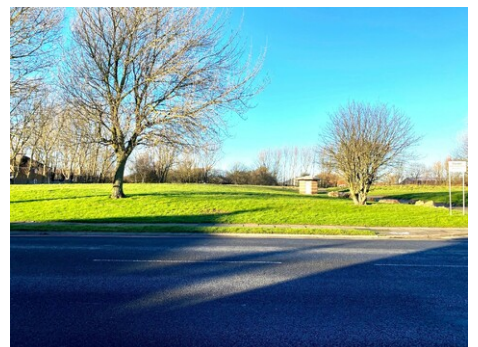
£149,950

A Semi Detached True Bungalow, located in a lovely spot OVERLOOKING PARKLAND. Offering a blank canvas, just ready for you to make your own mark, the property is also sold with NO ONWARD CHAIN.

- Lounge; Kitchen
- Two Bedrooms
- Bathroom; Separate WC
- UPVC Double glazing
- Gas central heating
- Gardens - Southerly facing to the rear
- Garage



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Vestibule: UPVC double glazed window and door.

Hall: Loft access, Radiator.

Lounge: Fireplace, Coved ceiling, TV point, UPVC double glazed windows, Radiator.

Kitchen: 11'7" x 9'10" (3.53 m x 3.00 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink, Electric cooker point, Plumbed for washing machine, Two UPVC double glazed windows, UPVC double glazed door, Radiator.

Bedroom 1: 13'8" x 11'4" (4.17 m x 3.45 m) UPVC double glazed window, Radiator.

Bedroom 2: 14'0" x 8'8" (4.27 m x 2.64 m) UPVC double glazed window, Radiator.

Shower Room: Comprising; Step in shower, Pedestal wash basin, UPVC double glazed window, Radiator.

Separate WC: Low flush WC, UPVC double glazed window.

Outside:

Front: Mainly paved.

Rear: A low maintenance, southerly facing rear garden, Laid to artificial lawn.

Parking: Brick garage with a private drive.

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 - B £1771.00 (2024/25)



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Directions: From our office on Red Bank Road proceed inland, at the roundabout take the third exit into Bispham Road, Moor Park Avenue is the second 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 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



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Moor Park Avenue

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