



22 Daventry Avenue, Bispham,  
Blackpool, FY2 9LB

**£115,000**

\*\*\* ATTENTION INVESTORS / DEVELOPERS \*\*\*

This is a VERY SPACIOUS mid garden terraced house which does require further modernisation.

There are two SEPARATE reception rooms, a FITTED kitchen, THREE bedrooms, were the smallest is well over 9ft x 6ft and a modern family bathroom.

Additional features include the invaluable and LARGE GARAGE located to the rear, UPVC double glazing, gas central heating and a location just 0.2 miles from the PROMENADE and 0.5 miles to Bispham VILLAGE.  
No onward chain

- THREE bedrooms
- Two SEPARATE receptions
- FITTED kitchen
- Bathroom
- UPVC double glazing
- Gas central heating
- Invaluable GARAGE
- Requires modernisation

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**Hall:** UPVC double glazed window and front door, Meter cupboard, Dado rail, Understairs storage, Radiator.

**Lounge:** 16'10" x 11'10" (5.13 m x 3.61 m) Feature fireplace with fire surround and composite marble inset and hearth, Coved ceiling, Picture rail, Dado rail, UPVC double glazed bay window, Radiator.

**Dining Room:** 14'11" x 11'2" (14.92 ft x 11.17 ft) Fire surround, Coved ceiling, Picture rail, Radiator, UPVC double glazed patio doors to rear garden.

**Kitchen:** 11'2" x 7'0" (3.40 m x 2.13 m) Modern fitted wall and base cupboard units, Complementary worktops, Built in oven and hob with extractor hood, Stainless steel sink, Plumbed for washing machine, UPVC double glazed window and rear door.

**First Floor:**

**Landing.**

**Bedroom 1:** 16'10" x 11'10" (5.13 m x 3.61 m) Coved ceiling, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 14'5" x 11'2" (4.39 m x 3.40 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 9'8" x 6'5" (2.95 m x 1.96 m) UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with overhead shower and screen, Low flush WC, Pedestal wash basin, Built in cupboard housing combi gas central heating boiler, Part tiled walls, UPVC double glazed window, Heated towel rail/radiator.

**Outside:**

**Front Garden:** Forecourt garden.

**Rear Garden:** Grassed, Patio, Brick outbuilding, Timber shed.

**Garage:** Brick garage.

**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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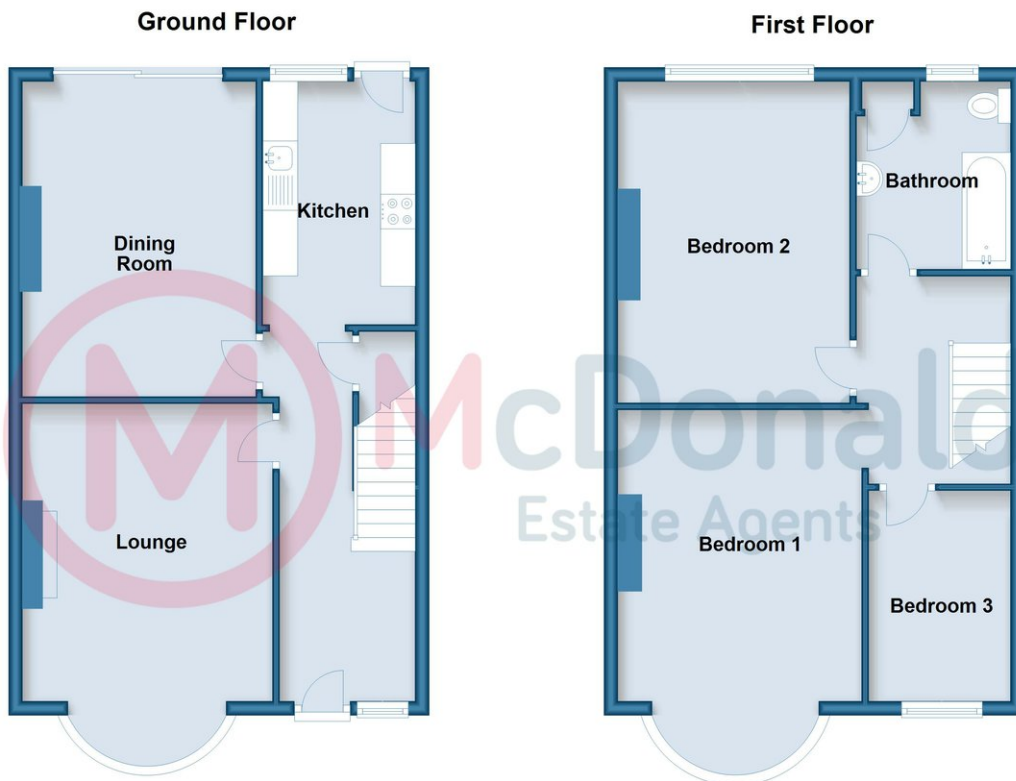


**Directions:** From our office on Red Bank Road, take Warbreck Drive heading north, Daventry Avenue can be found second on the right hand side.

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



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**Daventry Avenue**

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