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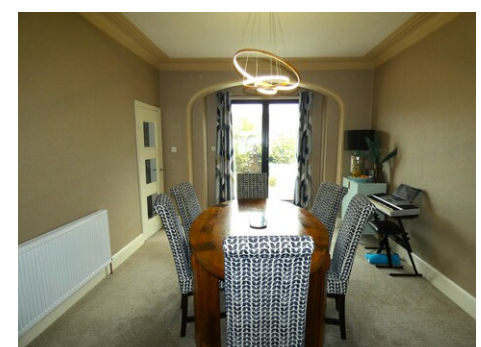
4 Madison Avenue, Bispham,
Blackpool, FY2 9HE

£375,000

WHAT A FANTASTIC OPPORTUNITY !

Can you take over the baton ? and complete the renovations of this simply **MAGNIFICENT** property, situated literally just off the Promenade. No. 4 is a **DETACHED** home with four Bedrooms, two Reception rooms and two Basement rooms (with a head height of around 6'6"), where the current owner has already completed much of the restoration works, but due to a change in circumstances will now not be able to finish the project. Needs to be seen to appreciate the potential on offer to create your forever home.

- Four Bedrooms - two with en-suite
- Two Reception Rooms
- Stunning quality Breakfast Kitchen
- Two Basement Rooms
- UPVC double glazing; Gas central heating
- Gardens - Southerly facing rear
- Garage & Driveway



Successfully selling property since
1948.



Reception Hall: UPVC double glazed bay window, Stained glass window to the side aspect, Radiator.

WC: Low flush WC, Wash basin.

Lounge: 17'5" x 17'5" (5.31 m x 5.31 m) Solid fuel Stove with feature surround, Coved ceiling, Picture rail, UPVC double glazed bay window, Two UPVC double glazed inglenook windows, TV point, Coved ceiling, Picture rail, Radiator.

Dining Room: 17'9" x 11'8" (5.41 m x 3.56 m) Coved ceiling, Double glazed bi-fold doors leading to outside decking area, UPVC double glazed window, Radiator.

Breakfast Kitchen: 17'3" x 16'4" (5.26 m x 4.98 m) Stunning range of wall and base units with granite work surfaces and matching breakfast bar, Split level double oven and induction hob with extractor over, fitted double combination microwave, Integrated dishwasher, Recessed sink with mixer tap, Double glazed bi-fold doors, UPVC double glazed windows, Side porch, Vertical radiator.

Cellar: 31'8" x 17'2" (9.65 m x 5.23 m) Plumbed for washing machine, TV point, UPVC double glazed windows and door to rear garden, Radiator. Head height approximately 6'6"

Separate W/C: Low flush W/C, small wash basin.

Storage Room: 17'2" x 11'3" (5.23 m x 3.43 m)

First Floor:

Landing: Stained glass window to the side aspect, Loft hatch (boarded with power and lighting).

Master Bedroom: 17'4" x 15'5" (5.28 m x 4.70 m) Range of fitted wardrobes, Coved ceiling, UPVC double glazed bay window, Radiator.

En-Suite 1: Step in shower cubicle, Wash basin, Low flush WC, UPVC double glazed window, Radiator.

Bedroom 2: 14'8" x 11'8" (4.47 m x 3.56 m) Fitted wardrobes, Coved ceiling, UPVC double glazed window, Radiator.

En-Suite 2: Step in shower cubicle, Wash basin, Low flush WC, UPVC double glazed window, Radiator.

Bedroom 3: 13'3" x 10'7" (4.04 m x 3.23 m) Fitted wardrobes, UPVC double glazed windows, Radiator.

Bedroom 4: 13'1" x 9'4" (3.99 m x 2.84 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Family Bathroom: **REQUIRING FITTING/COMPLETION, UPVC double glazed window.

Outside:

Front: Driveway leading to the garage, Paved steps leading to the front entrance

Rear: South facing rear garden, Part lawn, Raised decking area, Paved patio area, Range of mature plant and shrub borders.

Garage: Up and over door, Power and lighting.

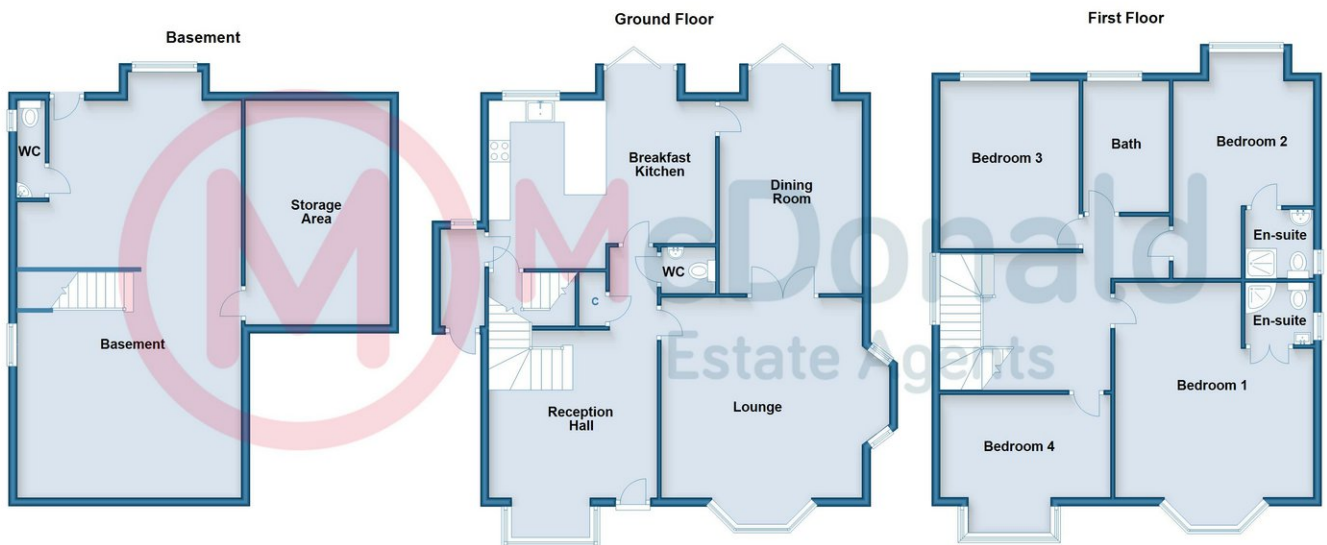


Directions: Travel along Red Bank Road towards the sea front. Turn right at the traffic lights into Queens Promenade and take the third right into Madison Avenue.

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		76
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Madison Avenue

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