



68 Guildford Avenue,
Bispham, FY2 0AB

£184,950

A Semi Detached True Bungalow with two DOUBLE Bedrooms, a spacious Dining Kitchen and a lovely Southerly facing rear Garden which is around 50' in length. Guildford Avenue is always a highly sought after spot, and 68 is sold with NO ONWARD CHAIN.

- Lounge
- Spacious Dining Kitchen
- Two double Bedrooms
- Modern 'wet room'
- UPVC Double glazing
- Gas central heating
- Gardens - Southerly facing rear
- Driveway

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1948.



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Vestibule: UPVC double glazed door, Meter cupboard.

Hall: Loft access, Radiator.

Lounge: 13'9" x 10'10" (4.19 m x 3.30 m) Coved ceiling, UPVC Double glazed bay window, Radiator.

Dining Kitchen: 15'6" x 10'10" (4.72 m x 3.30 m) Wall and base cupboard units with complementary roll edge worktops and matching breakfast bar, One and a half bowl stainless steel sink, Built in oven and hob with extractor over, Plumbed for washing machine, UPVC double glazed windows, UPVC double glazed door, Radiator.

Bedroom 1: 14'10" x 10'4" (4.52 m x 3.15 m) Fitted wardrobes, Loft access, UPVC double glazed window, Radiator.

Bedroom 2: 12'6" x 10'4" (3.81 m x 3.15 m) UPVC double glazed window, Radiator.

Shower Room: Modern disabled friendly 'wet room' style shower room, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed windows, Towel heater radiator.

Outside:

Front: Artificial lawn with gravel borders.

Rear: Southerly facing, Approximately 50' in length, Laid to artificial lawn with paved and gravelled areas.

Parking: Private driveway providing off street parking.

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 - C £2024.00 (2024/25)



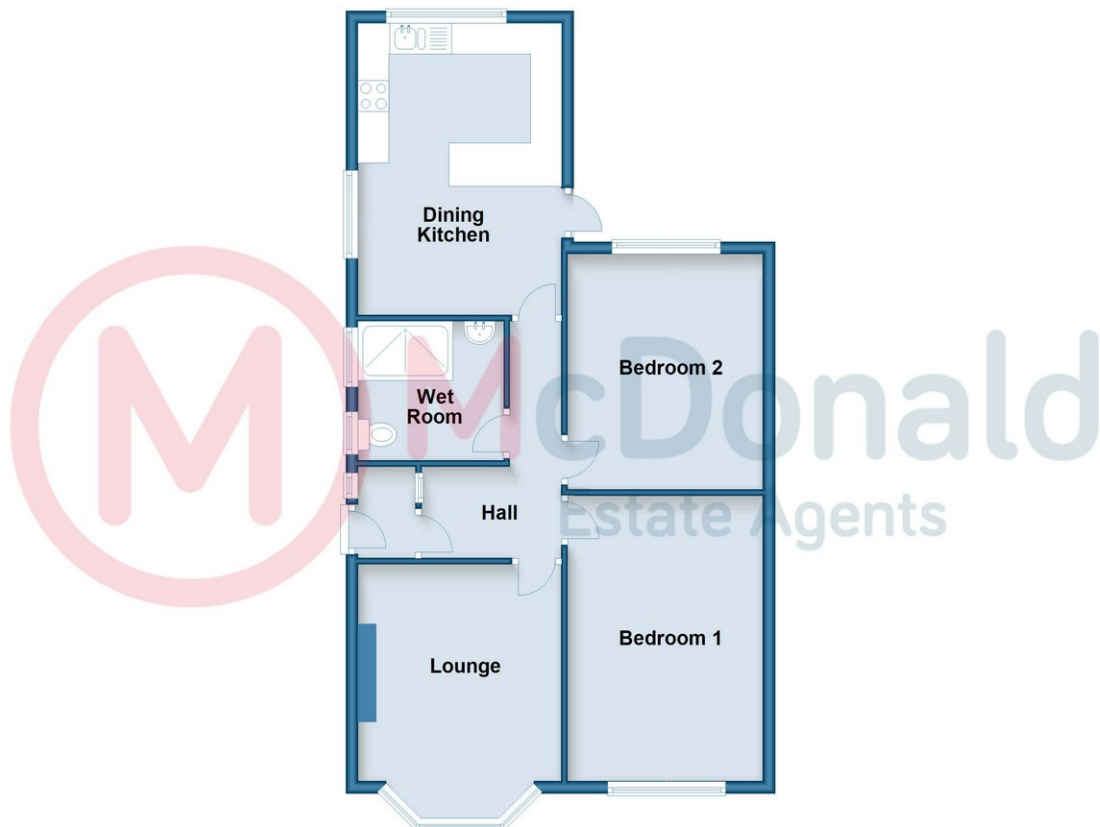
Directions: From our office on Red Bank Road, proceed inland to the roundabout and turn left onto Devonshire Road. Guildford Avenue is the third road on the right.

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 |
|--|----------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 73 |
| (55-68) | D | | |
| (39-54) | E | 54 | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |

Ground Floor



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Guildford Avenue

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