



77 Rivington Avenue, Blackpool,
FY2 9BU

£140,000

***** SEMI-DETACHED HOUSE REQUIRING FURTHER
MODERNISATION *****

This semi-detached house does require further modernisation. Existing features include the **SUNNIER WEST** facing rear garden **OVER 70ft** long, the already modernised shower room, the invaluable **GARAGE**, **THREE** bedrooms, **UPVC double glazing** and **gas central heating**. Further, the property is situated in a popular location just **0.2 miles** from **BISPHAM VILLAGE** centre, with a wealth of local shops and amenities.

- THREE bedrooms
- MODERN shower room
- Through lounge / dining room
- Kitchen
- UPVC double glazing
- Gas central heating
- WEST facing rear
- Rear gardens OVER 70ft
- Garage

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Hall:

Lounge: 12'0" x 10'3" (3.66 m x 3.12 m) UPVC double glazed bay window, Decorative coving, Open archway to :-

Dining Area: 9'3" x 7'9" (2.82 m x 2.36 m) Decorative coving, UPVC double glazed patio doors to the rear garden, Radiator.

Kitchen: 9'3" x 7'11" (2.82 m x 2.41 m) Fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl sink, Built in oven, Hob with extractor hood, Plumbed for washing machine, UPVC double glazed window.



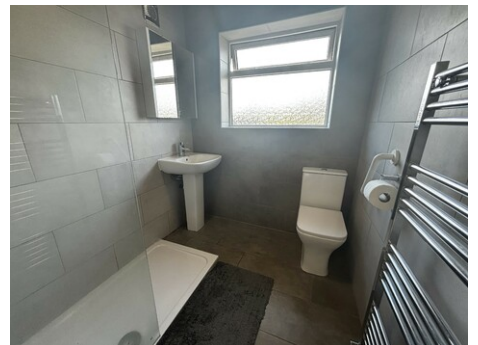
First Floor:

Bedroom 1: 11'11" x 9'11" (3.63 m x 3.02 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 10'0" x 9'3" (3.05 m x 2.82 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'7" x 5'11" (2.62 m x 1.80 m) Built in wardrobe also housing combi gas central heating boiler, UPVC double glazed window.

Shower Room: Modern shower room comprising; Large open shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls and floor, UPVC double glazed window, Heated towel rail/radiator.



Outside:

Front: Lawned, Flowerbeds to border.

Rear: Sunnier west facing aspect, Timber deck and pergola, Lawn, Paved patio, Established trees and shrubs, Over 70' in length.

Garage: Double concrete sectional garage with an up and over door, shared access.

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)



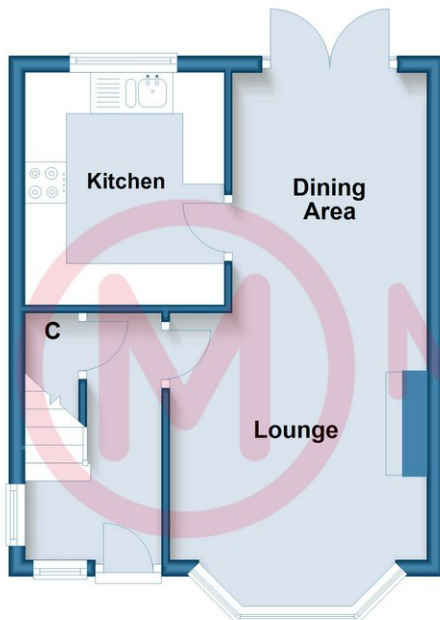
Directions: From our office travel inland along Red Bank Road taking the last left before the roundabout into Norcliffe Road and then first right into Rivington Avenue.

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		81
(69-80)	C	66	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Rivington Avenue

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