



14 Longford Avenue, Bispham,
Blackpool, FY2 0BN

£147,950

This Quasi Semi Detached (end of three) has been the subject of a **COMPREHENSIVE RE-FURBISHMENT**, which has been done to an exacting standard throughout. The number of improvements are simply too long to list here (but are available on request)... suffice to say this is like buying a whole new house, in a traditional shell. Sold with **NO ONWARD CHAIN** - internal viewing is absolutely vital to appreciate.

- Lounge
- Dining Area
- Newly fitted Kitchen
- Three Bedrooms
- Newly fitted Bathroom
- UPVC double Glazing
- Gas central heating (Boiler fitted 2024)
- Gardens - South Westerly facing rear

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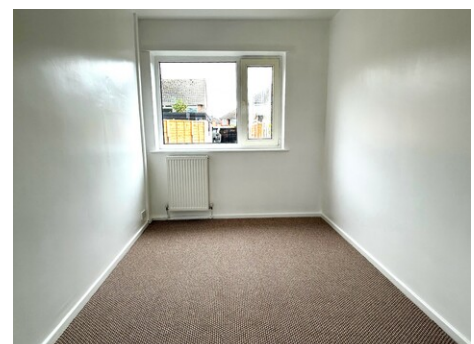
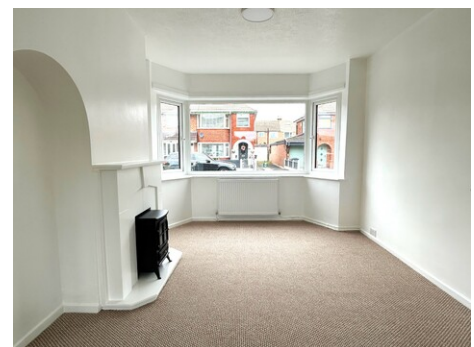
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Hall: UPVC double glazed window.

Lounge: 12'3" x 10'4" (3.73 m x 3.15 m) Fireplace, UPVC double glazed bay window, Radiator. Open to:-

Dining Room: 9'2" x 7'5" (2.79 m x 2.26 m) UPVC double glazed window, Radiator.

Kitchen: 9'2" x 8'2" (2.79 m x 2.49 m) Newly fitted wall and base cupboard units with complementary low profile worktops, Single drainer sink, Plumbed for washing machine, Built in oven and hob with extractor, UPVC double glazed window and door, Radiator.

First Floor:

Landing: Airing/cylinder cupboard, Loft access, UPVC double glazed window.

Bedroom 1: 12'2" x 12'2" (3.71 m x 3.71 m) Built in cupboard, UPVC double glazed bay window, Radiator.

Bedroom 2: 12'2" x 9'2" (3.71 m x 2.79 m) UPVC double glazed window, Radiator.

Bedroom 3: 6'9" x 6'0" (2.06 m x 1.83 m) UPVC double glazed window, Radiator.

Heating: Gas central heating (NOT TESTED).

Outside:

Front: Mainly gravelled.

Rear: Over 45' in length, South-Westerly facing, Mainly laid to lawn.

Bathroom: Newly fitted three piece bathroom suite comprising; Panelled bath with shower over, Low flush WC, Pedestal wash basin, UPVC double glazed window, Towel heater radiator.

Garage: Concrete sectional garage, Accessed via a shared 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)

Further Information: () As part of the extensive re-furbishment, we are informed that the the property has been internally painted with Rust-oleum Steri Touch, which actively kills 99.99% of bacteria and viruses, and is scrubbable from marks/staining. There is also remote controlled smart integrated lighting throughout. A full list of completed works is available upon request.

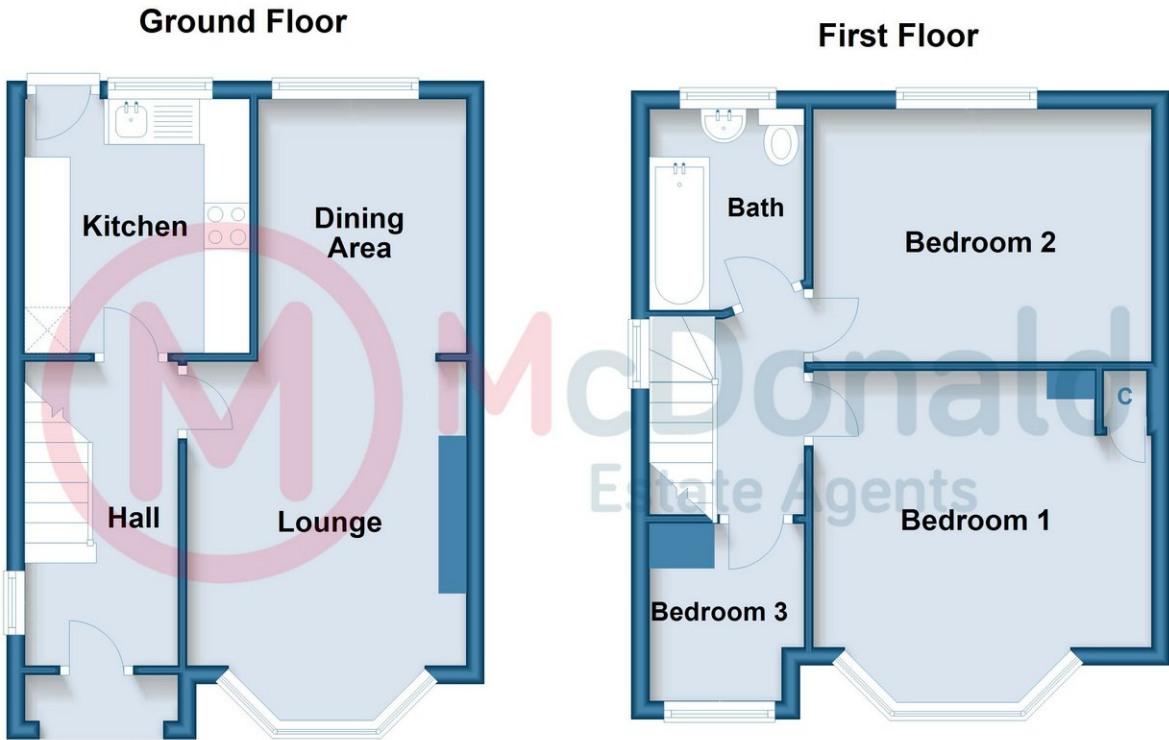


Directions: Travel inland along Red Bank Road continuing straight ahead at the roundabout, through the village and onto Ingthorpe Avenue. At the bottom turn left into Ashfield Road Second right into Hastings Avenue, first left into Carnforth Avenue, and finally first right into Longford Avenue.

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		83
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Longford Avenue

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