



3 Gregory Avenue, Bispham,  
Blackpool, FY2 9DR

**£139,950**

**This Semi Detached House does require further modernisation, but this provides the opportunity of your own development project. With three Bedrooms and two Reception rooms, the property also boasts a rear Garden over 70' in length and the additional bonus of an off site Garage. Situated in a popular cul-de-sac location and sold with NO ONWARD CHAIN**

- Three Bedrooms
- Two SEPARATE Reception rooms
- Breakfast Kitchen
- Bathroom
- Separate WC
- Double glazing
- Gas central heating
- Possible Parking and off site Garage
- Cul-De-Sac location
- Development opportunity.



**McDonald**  
Estate Agents

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**Vestibule:** Meter cupboard, UPVC double glazed door.

**Hall:** Under stair storage, UPVC double glazed window, Radiator.

**Lounge:** 12'8" x 12'3" (3.86 m x 3.73 m) Coved ceiling, UPVC double glazed bay window, Radiator.

**Second Lounge:** 13'1" x 11'4" (3.99 m x 3.45 m) Coved ceiling, UPVC double glazed patio doors, Radiator.

**Breakfast Kitchen:** 13'4" x 8'8" (4.06 m x 2.64 m) Wall and base units with complementary roll edge worktops and matching breakfast bar, Single drainer stainless steel sink, UPVC double glazed windows, Radiator.

**Rear Vestibule:** UPVC double glazed door.

**WC:** Low flush WC, UPVC double glazed window.

**First Floor:**

**Landing:** Built in cupboards, UPVC double glazed window, Loft access.

**Bedroom 1:** 12'4" x 10'5" (3.76 m x 3.17 m) UPVC double glazed bay window, Radiator.

**Bedroom 2:** 13'3" x 10'5" (4.04 m x 3.17 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 8'5" x 7'3" (2.57 m x 2.21 m) UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panel bath and wash basin, UPVC double glazed window, Radiator.

**Separate WC:** Low flush WC, UPVC double glazed window.

**Outside:**

**Front:** Mainly concreted.

**Rear:** Over 70' in length, A combination of lawn and concreted patio.

**Parking:** Garage (off site), Possible off-street parking to the front.

**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 £2,024.00 (2024/25).

**Additional Information:** Mainly concreted. This property is in an area listed as having a high risk of surface water flooding which means more than 3.3% chance of a flood each year in that general location. This property has no history of flooding in the last 5 years.



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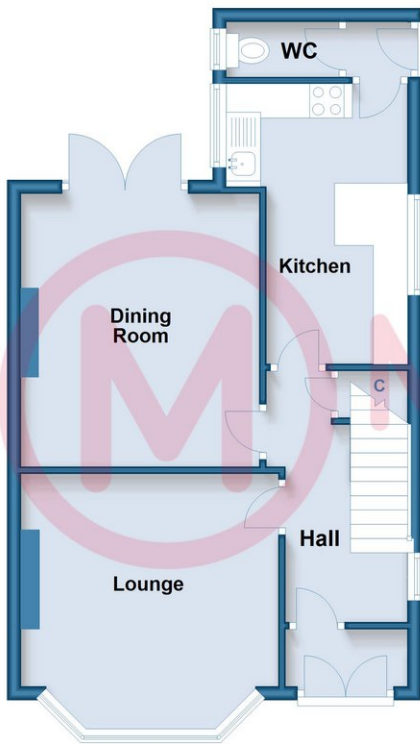
**Directions:** From our office on Red Bank Road proceed inland, at the roundabout turn left into Devonshire Road. Take the first on your left into Salwick Ave . At the end of this continue over the road (bearing left) into Everest Drive and Gregory Avenue is the second on the right.

**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 |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92 plus)                                   | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         | 83        |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> | 63      |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |

**Ground Floor**



**First Floor**



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**Gregory Avenue**

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