



7 Winnipeg Court, Moor Park Avenue,  
Bispham, Blackpool, FY2 0ND

**£155,500**

**A Lovely modern style Semi, in great order, boasting three Bedrooms, a stunning fitted Kitchen and a contemporary decor theme throughout. A PERFECT FIRST TIME BUY sold with NO ONWARD CHAIN.**

- Living room
- Modern fitted Kitchen
- Three Bedrooms
- Modern Bathroom
- UPVC double glazing
- Gas central heating
- Gardens
- Double width drive to the front



**McDonald**  
Estate Agents  
**Fylde Coast Property Hub**  
81-83 Red Bank Road, Bispham, FY2 9HZ  
01253 398 498  
sales@mcdonaldproperty.co.uk  
www.mcdonaldproperty.co.uk



Award winning property sales since 1948.



**Hall:** Understairs storage, UPVC double glazed window and door, Radiator.

**WC:** Low flush w.c, Wash basin, Tiled floor, Extractor fan, UPVC double glazed window, Radiator.

**Lounge:** 15'5" x 12'4" (4.70 m x 3.76 m) TV point, UPVC double glazed window and patio doors, Recessed remote control fire, Feature media wall, Bench seating with storage, Radiator.

**Kitchen:** 12'1" x 8'1" (3.68 m x 2.46 m) Modern style wall and base cupboard units with complementary work tops, Split level oven, hob and extractor, Single bowl sink with mixer tap, Integrated washing machine and dishwasher, UPVC double glazed window.

### First Floor:

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

**Bedroom 1:** 13'1" x 8'8" (3.99 m x 2.64 m) Built in wardrobe, UPVC double glazed window, Radiator.

**Bedroom 2:** 11'4" x 8'8" (3.45 m x 2.64 m) TV point, UPVC double glazed window, Radiator.

**Bedroom 3:** 7'10" x 6'10" (2.39 m x 2.08 m) Built in cupboard, UPVC double glazed window, Radiator.

**Bathroom:** A modern style three piece comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Tiled floor, Part tiled walls, Extractor fan, UPVC double glazed window, Radiator.

### Outside:

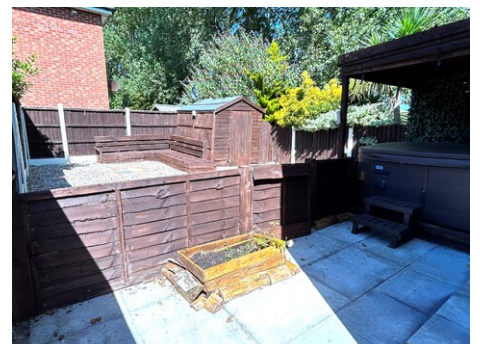
**Rear:** Laid to gravel with paved patio area, Covered sitting area, Timber shed.

**Parking:** Double width driveway to the front of the property.

**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)



Award winning property sales since 1948.



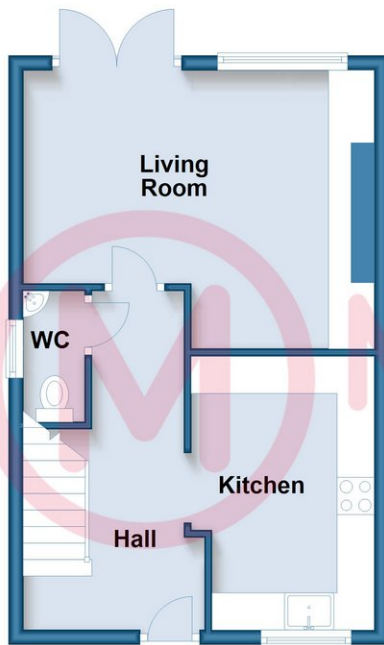
**Directions:** From our Bispham office on Red Bank Road travel inland, at the roundabout take the third exit into Bispham Road. At the mini roundabout turn left into Moor Park Avenue, then second left in to Winnipeg Court.

**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.

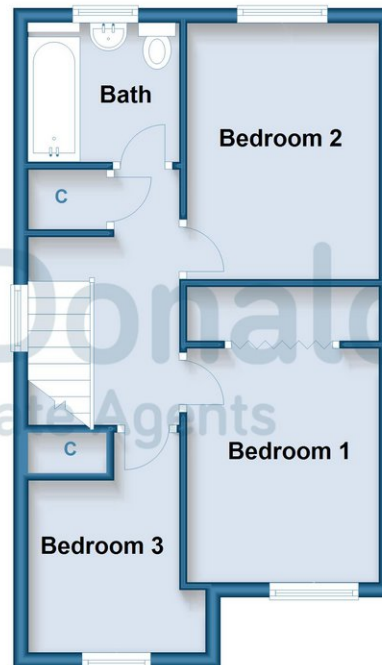
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(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**



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale.  
Plan produced using PlanUp.

**Winnipeg Court**

Are YOU thinking of selling?  
Call McDonald Estate Agents NOW, for  
your FREE market appraisal.

Award winning property sales since 1948.

