



28 Northumberland Avenue, Bispham,
Blackpool, FY2 9SA

£170,000

A REALLY imposing home, offering absolutely magnificent levels of accommodation with an impressive NINE BEDROOMS - seven with en-suites - spread over the three floors. Located within around 150 metres of the Promenade, 28 is in very good decorative order throughout and is sold with NO ONWARD CHAIN.

- **Magnificent levels of accommodation**
- **NINE Bedrooms - Seven en-suite**
- **Two further Bath/Shower rooms**
- **Lounge - over 22'**
- **Modern style Kitchen**
- **GARAGE**

Successfully selling property since
1948.



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



Hall: UPVC double glazed door, Wood effect laminate flooring, Radiator.

Lounge: 22'4" x 13'0" (6.81 m x 3.96 m) TV point, UPVC double glazed bow bay window, Radiator.

Bedroom 1: 12'1" x 11'5" (3.68 m x 3.48 m) UPVC double glazed window, Radiator.

En-Suite 1: Modern style three piece comprising; Step in shower cubicle, Pedestal wash basin, Low flush WC

Kitchen: 13'8" x 8'5" (4.17 m x 2.57 m) Modern style fitted wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, One and a half bowl stainless steel sink, Plumbed for washing machine, UPVC double glazed windows and door.

Bedroom 2: 12'5" x 11'5" (3.78 m x 3.48 m) UPVC double glazed window, Radiator.

En-Suite 2: Comprising; Step in shower cubicle, Pedestal wash basin, Low flush WC

First Floor:

Landing: Radiator, Staircase to second floor.

WC: Low flush WC, Pedestal wash basin, UPVC double glazed window.

Bedroom 3: 14'0" x 8'0" (4.27 m x 2.44 m) TV point, UPVC double glazed window, Radiator.

En-suite 3: Comprising; Step in shower cubicle, Pedestal wash basin, Low flush WC

Bedroom 4: 14'0" x 8'0" (4.27 m x 2.44 m) UPVC double glazed window, Radiator, Step in shower.

En-Suite 4: Low flush WC, Pedestal wash basin.

Bedroom 5: 11'5" x 8'6" (3.48 m x 2.59 m) UPVC double glazed window, Radiator.

En-Suite 5: Comprising; Step in shower cubicle, Pedestal wash basin, Low flush WC

Bedroom 6: 9'0" x 8'0" (2.74 m x 2.44 m) UPVC double glazed window, Radiator.

En-Suite 6: Comprising; Step in shower cubicle, Pedestal wash basin, Low flush WC.

Bedroom 7: 12'2" x 10'2" (3.71 m x 3.10 m) UPVC double glazed window, Radiator.

En-Suite 7: Comprising; Step in shower cubicle, Pedestal wash basin, Low flush WC



Second Floor:

Bathroom: Comprising; Step in shower cubicle, Pedestal wash basin, Low flush WC

Bedroom 8: 10'1" x 7'3" (3.07 m x 2.21 m) Radiator.

Shower Room: Comprising; Step in shower cubicle, Pedestal wash basin, Low flush WC

Bedroom 9: 13'2" x 8'8" (4.01 m x 2.64 m) Radiator.

Outside:

Front: Mainly paved.

Rear: Mainly concreted.

Parking: Large brick built Garage to the rear

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)

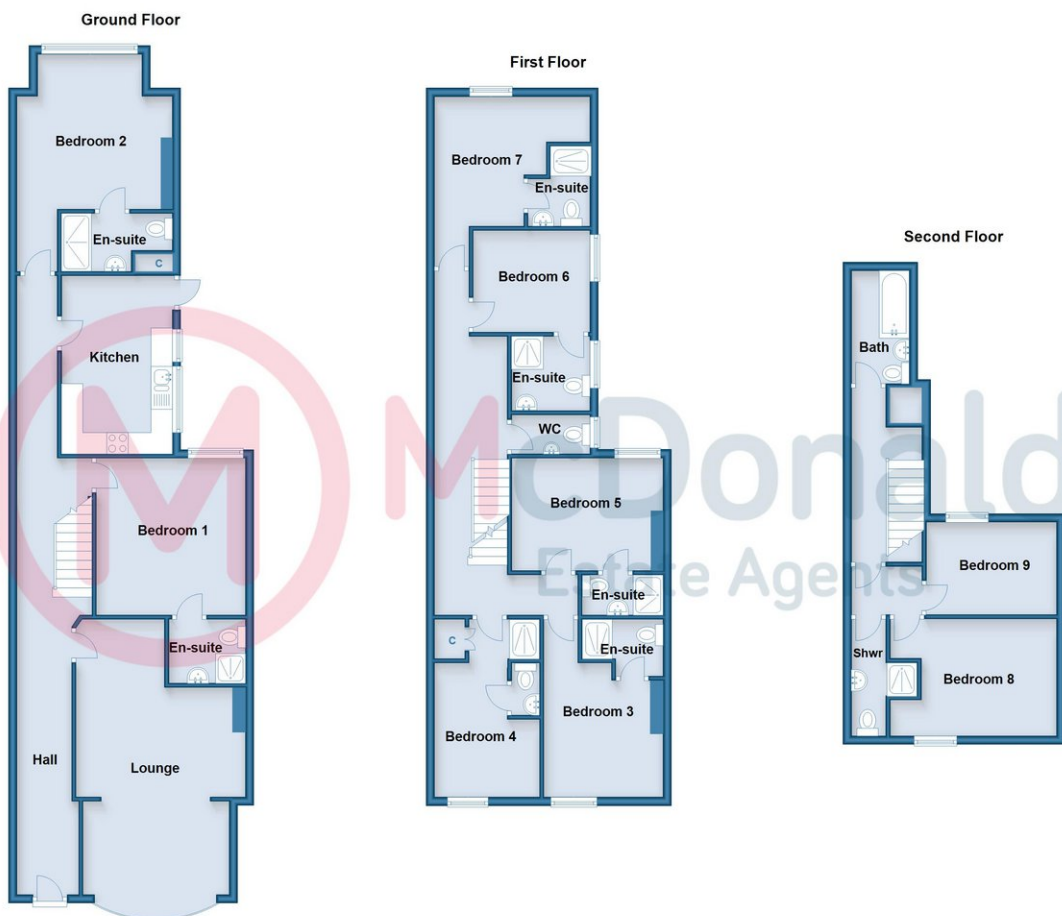


Directions: Take Red Bank Road and proceed towards the sea front and turn left onto Queens Promenade, after passing Genting Casino, Northumberland Avenue is the second turning on the left.

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		
(69-80)	C		73
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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.

Northumberland Avenue

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

Award winning property sales since 1948.

