



28 Bethel Avenue, Bispham,  
Blackpool, FY2 9NA

**£194,950**

**A thoroughly deceptive Semi Detached True Bungalow with two DOUBLE Bedrooms, a spacious Dining Kitchen and a Westerly facing rear Garden. Bethel Avenue is always a super popular spot, being less than 500m from Red Bank Road with all its amenities, and 28 is sold with NO ONWARD CHAIN.**

- Lounge
- Dining Kitchen
- Two double Bedrooms
- Bathroom
- UPVC Double glazing
- Gas central heating
- Gardens - Westerly facing rear
- Garage & long Driveway
- NO CHAIN



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

**Hall:** Loft access, Radiator.

**Lounge:** 17'0" x 11'8" (5.18 m x 3.56 m) Fireplace, TV point, Coved ceiling, UPVC double glazed bay window, Radiator.

**Dining Kitchen:** 14'11" x 10'10" (4.55 m x 3.30 m) Wall and base cupboard units with complementary roll edge worktops, One and a half bowl stainless steel sink with mixer tap, Integrated dishwasher, Gas cooker point with extractor over, Plumbed for washing machine, Tiled floor, UPVC double glazed window, Radiator.

**Bedroom 1:** 14'2" x 11'0" (4.32 m x 3.35 m) A range of fitted wardrobes and matching drawer units, Wood effect laminate flooring, Coved ceiling, TV point, Radiator.

**Bedroom 2:** 14'2" x 11'7" (4.32 m x 3.53 m) Fitted wardrobes with centre vanity, Wood effect laminate flooring, UPVC double glazed window.

**Bathroom:** Four piece bathroom comprising; Panelled bath, Corner step in shower, Integrated WC and wash basin, Tiled walls and floor, UPVC double glazed windows, Towel heater radiator.

**Outside:**

**Front:** Lawn with established borders.

**Rear:** Westerly facing, mainly paved with raised borders, established trees and shrubs.

**Parking:** Brick garage with electric roller shutter door, Access via a long private 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 - C £2024.00 (2024/25)



**Directions:** Take Red Bank Road and travel inland turning right into Oldfield Avenue, continue along into Bromsgrove Avenue. Bethel Avenue is the first turning on your 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)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

Ground Floor



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Bethel Avenue

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