



40 Bangor Avenue, Bispham,
Blackpool, FY2 0HY

£159,950

A thoroughly DECEPTIVE Semi Detached Family home, extended to the rear so now boasting a stunning modern fitted Kitchen and Dining Room both being over 17' in length. And that is not all... the impressive rear Garden is around 75', PLUS there is a Garage over 35' in length ! Needs to be seen to be appreciated.

- Lounge
- Dining Room over 17'
- Stunning modern Kitchen also over 17'
- Three Bedrooms
- Modern style Bathroom
- UPVC double glazing; Gas central heating
- Gardens - around 75' to the rear
- Garage over 35'

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Hall: Meter cupboard, UPVC double glazed window and door, Radiator.

Lounge: 13'4" x 12'2" (4.06 m x 3.71 m) Feature fireplace with an inset fire, TV point, UPVC double glazed bay window, Radiator. Open to:-

Dining Room: 17'3" x 7'9" (5.26 m x 2.36 m) UPVC double glazed doors, Radiator.

Kitchen: 17'3" x 8'0" (5.26 m x 2.44 m) Superb modern fitted wall and base cupboard units with complementary roll edge worktops and concealed lighting, Single drainer sink with mixer tap, Split level double oven, Hob with extractor, Plumbed for washing machine, Tiled floor, UPVC double glazed window and door, Twin vertical radiators.

First Floor:

Landing: Airing cupboard housing gas central heating boiler, UPVC double glazed window.

Bedroom 1: 12'3" x 9'11" (3.73 m x 3.02 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bedroom 2: 9'11" x 9'2" (3.02 m x 2.79 m) UPVC double glazed window, Radiator.

Bedroom 3: 6'10" x 6'0" (2.08 m x 1.83 m) Fitted cupboard, UPVC double glazed window, Radiator.

Bathroom: Three piece suite comprising; Low flush WC, Pedestal wash basin, 'P' shaped bath with shower over, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Laid to pebbles.

Rear: A superb sized rear garden, around 75' in length with established trees and shrubs.

Parking: Concrete sectional garage, over 36' in length with light and power and accessed via a 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 - B £1771.00 (2024/25)



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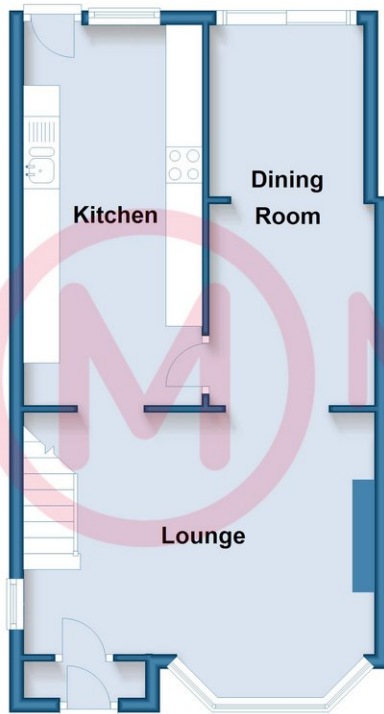
Directions: Travel inland along Red Bank Road, continue straight across the roundabout passing through Bispham Village. Bangor Avenue is the first road on the right after the mini roundabout.

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		81
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Plan produced using PlanUp.

Bangor Avenue

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