



5 Duncan Avenue, Bispham,
FY2 9DB

£235,000

A lovely, cosy, Detached True Bungalow, located in an ever sought after residential area surrounded by similar properties. The property is ready to walk into, whilst still offering fabulous potential to really make your own mark. Sold with NO ONWARD CHAIN.

- Lounge
- Dining Kitchen
- Two double Bedrooms
- Bathroom with Separate WC
- UPVC Double glazing
- Gardens - Southerly facing rear
- Garage



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Vestibule: Meter cupboard, UPVC double glazed door.

Hall: Built in cupboard, Coved ceiling, Electric storage heater.

Lounge: 13'5" x 12'4" (4.09 m x 3.76 m) Feature fireplace, TV point, UPVC double glazed window, Electric storage heater.

Dining Kitchen: 14'4" x 10'10" (4.37 m x 3.30 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer sink with mixer tap, Built in oven and hob with extractor, Fireplace, TV point, UPVC double glazed window, Electric storage heater.

Utility: 9'8" x 5'6" (2.95 m x 1.68 m) Plumbed for washing machine, UPVC double glazed windows and door.

Bedroom 1: 12'10" x 11'4" (3.91 m x 3.45 m) Coved ceiling, UPVC double glazed window, Electric storage heater.

Bedroom 2: 12'3" x 10'10" (3.73 m x 3.30 m) Fitted wardrobes, Coved ceiling, UPVC double glazed window, Electric storage heater.

Bathroom: Comprising; Panelled bath with shower over, Pedestal wash basin, Built in airing cupboard, UPVC double glazed window.

WC: Low flush WC, Tiled floor, UPVC double glazed window.

Outside:

Front: Mainly block paved.

Rear: A southerly facing rear garden, Over 50' in length, Mainly laid to gravel and paving with numerous established trees and shrubs.

Parking: Brick garage with private drive.

Heating: Electric heating (NOT TESTED).

Council Tax: Band - D £2392.21 (2025/26)



Directions: From our office on Red Bank Road proceed inland to the roundabout and turn left into Devonshire Road. Take the second left into Crawford Avenue, first right into Boston Avenue, and finally second left into Duncan Avenue.

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		77
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



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Duncan Avenue

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