



8 Bideford Avenue, Blackpool,  
FY3 8PU

**£209,950**

**\*\*\* BEAUTIFULLY PRESENTED FAMILY HOME, near to  
STANLEY PARK and VICTORIA HOSPITAL \*\*\***

This **EXTENDED** semi-detached house is beautifully presented and tastefully appointed throughout.... a credit to the present owner. There are **TWO** separate reception rooms as well as a **FITTED** dining kitchen **OVER 26ft** long. Both the rear **LIVING ROOM** and **DINING** area have double patio doors leading out to the **HUGE** raised 'sun deck', which itself overlooks the **S/SE** facing rear gardens.

To the first floor are **THREE** bedrooms and a modern **FOUR** piece family bathroom.

This lovely home stands on a very **GENEROUS PLOT** with larger rear gardens, ample parking and a **GARAGE**. Situated within just **0.5 miles** of Victoria Hospital and **0.6 miles** of the **AWARD WINNING STANLEY PARK**.

**... a MUST SEE !**

- IMMACULATE throughout
- THREE bedrooms
- THREE reception areas
- Fitted kitchen
- FOUR piece bathroom
- UPVC double glazing

Award winning property sales since 1948.



**McDonald**

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- Gas central heating
- LARGE sun deck
- Close to Hospital
- Close to STANLEY PARK

**Hall:** Double glazed composite front door, UPVC double glazed side windows, Meter cupboard, spindled staircase, Coved ceiling, Radiator.

**Ground Floor WC:** High flush WC, Wash basin, UPVC double glazed window, Radiator.

**Lounge:** 14'7" x 12'0" (4.44 m x 3.66 m) Feature fireplace with living flame coal effect gas fire, Coved ceiling, Bookcase to alcove, UPVC double glazed bay window with louvred shutters, Radiator.

**Living Room:** 12'0" x 11'0" (3.66 m x 3.35 m) Beautiful open chimney breast, Wood effect laminate flooring, UPVC double glazed patio doors to rear garden, Radiator.

**Dining Kitchen:** 26'5" x 6'10" (8.05 m x 2.08 m)

**... Kitchen Area:** Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Colour coordinated sink, Plumbed for washing machine, Concealed combi gas central heating boiler, Built in extractor hood, Fridge freezer, Tiled splashback. Directly open to:-

**...Dining Area:** UPVC double glazed patio doors and window, Radiator.

**First Floor:**

**Landing:** UPVC double glazed window.

**Bedroom 1:** 14'6" x 10'10" (4.42 m x 3.30 m) Built in wardrobes to alcoves, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 12'0" x 11'0" (3.66 m x 3.35 m) Beautiful fitted wardrobes, UPVC double glazed window, Radiator.

**Bedroom 3:** 7'8" x 7'5" (2.34 m x 2.26 m) UPVC double glazed window, Radiator.

**Bathroom:** Stunning four piece bathroom comprising; Panelled corner bath with shower attachment, Separate shower cubicle, Vanity wash basin, Low flush WC, Tiled walls, Extractor fan, UPVC double glazed window, Radiator.

**Outside:**

**Front:** Mainly lawned with flowerbeds to border.

**Rear:** Sunnier south-south east facing aspect, Mainly lawned with large timber sun deck, Patio area, Flowerbeds to border, Greenhouse.

**Garage:** Brick garage with an up and over door, Plus additional parking to generous driveway.

**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)



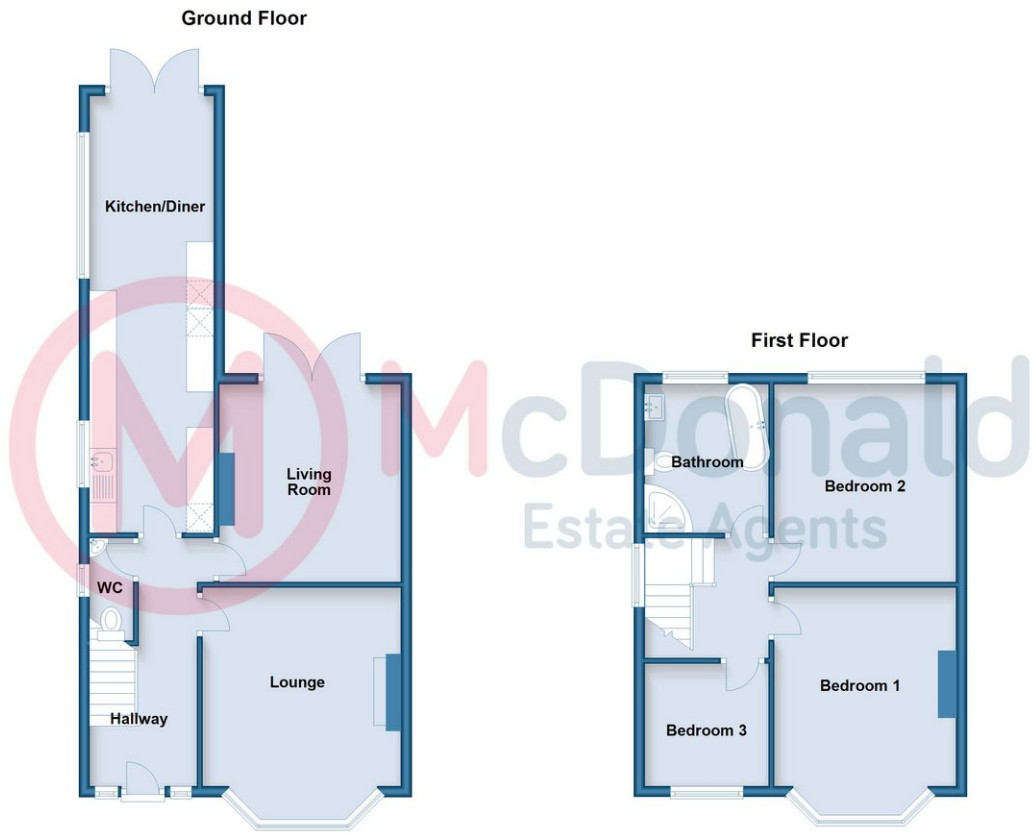
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**Directions:** At Devonshire Square turn right into Newton Drive. Proceed along through the traffic lights and continue up to the main roundabout and continue straight across. Take the first turning on the right into Dauntesy Avenue. Bideford Avenue is then the second road 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) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Bideford Avenue

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