



Flat 3 19 Cavendish Road, Bispham,
Blackpool, FY2 9JR

£92,000

A deceptively spacious TWO BEDROOM First Floor Flat in a great spot with open aspects over tennis courts to the rear, and the Sea front literally at the end of the road, the property is also sold with NO ONWARD CHAIN.

- Lounge
- Kitchen
- Two Bedrooms
- Four piece Bathroom
- Gas central heating
- UPVC double glazing
- Lovely rear aspects



McDonald
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Communal Entrance: Staircase to first floor.

Private Entrance:

Hall: Access to mostly boarded loft via a pull down wooden ladder, Coved ceiling, Radiator.

Lounge: 15'8" x 10'10" (4.78 m x 3.30 m) Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Kitchen: 9'9" x 9'4" (2.97 m x 2.84 m) Wall and base cupboard units with complementary roll edge worktops, Electric cooker point, One and a half bowl stainless steel sink, Plumbed for washing machine, UPVC double glazed window, Radiator.

Bedroom 1: 14'8" x 12'5" (4.47 m x 3.78 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 2: 8'5" x 8'7" (2.57 m x 2.62 m) UPVC double glazed window, Radiator.

Bathroom: Four piece bathroom comprising; Panelled bath, Pedestal wash basin, Step in shower cubicle, Low flush WC, Tiled walls, Radiator.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; Service charge £50 per month. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1594.81 (2025/26)



Directions: From our office take Warbreck Drive heading south and turn third right into Cavendish Road.

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	73	78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

First Floor



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Cavendish Road

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