



1 Tyrone Avenue, Bispham, Blackpool,  
FY2 0RR

**£125,000**

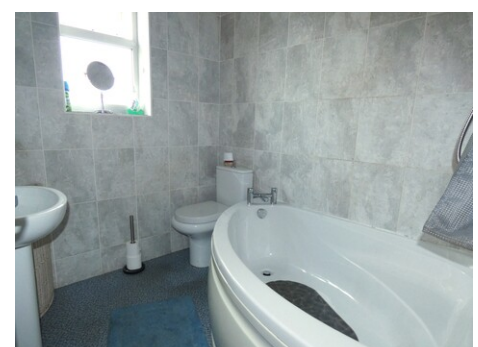
A Lovely Mid Garden Terraced True Bungalow, offering really nicely proportioned accommodation all well presented throughout, and also having the benefit of a Garage and driveway. **SUPERBLY COST EFFECTIVE** single story FY2 living, sold with **NO ONWARD CHAIN**.

- Lounge
- Modern style Kitchen
- Two **DOUBLE** Bedrooms
- Modern style Bathroom
- Gas central heating
- UPVC double glazing
- Gardens
- Garage & drive (to the rear)



**McDonald**  
Estate Agents

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**Hall:** UPVC double glazed door, Coved ceiling, Meter cupboard, Radiator.

**Lounge:** 14'1" x 9'5" (4.29 m x 2.87 m) Coved ceiling, TV point, UPVC double glazed window, Radiator.

**Kitchen:** 10'10" x 7'3" (3.30 m x 2.21 m) Wall and base cupboard units with complementary roll edge worktops, Space for cooker, Space for fridge freezer, Stainless steel sink and drainer, UPVC double glazed window and door, Radiator.

**Bedroom 1:** 12'0" x 8'4" (3.66 m x 2.54 m) Coved ceiling, UPVC double glazed window, Radiator.

**Bedroom 2:** 13'0" x 8'4" (3.96 m x 2.54 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Corner bath, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Radiator.

**Outside:**

**Front:**

**Rear:** Over 40' in length, Mainly paved.

**Parking:** Detached concrete sectional garage and private drive, Access from rear.

**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:** From our office on Red Bank Road proceed inland to the roundabout and take the fourth right into Devonshire Road, then third left into Kylemore Avenue, first right into Inver Road, and finally first left into Tyrone 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) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(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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Plan produced using PlanUp.

### Tyrone Avenue

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