



161 Cornwall Avenue, Bispham,  
Blackpool, FY2 9QR

**£260,000**

**Tucked away in the cul-de-sac at the far end of Cornwall Avenue, an imposingly proportioned 'Hall to Hall' style Semi Detached Family Home. To the ground floor are the two Reception Rooms plus a Conservatory, modern style fitted Kitchen with separate Utility and WC, whilst to the first floor are the three Bedrooms and a spacious modern four piece Bathroom. The theme continues externally with plenty of off street Parking and a Westerly facing rear Garden. Beautifully presented throughout and only around 300m to the Promenade.**

- Two Reception rooms
- Conservatory
- Modern style Kitchen
- Utility
- Ground floor WC
- Three Bedrooms
- Bathroom (4 piece)
- Gas Central Heating
- UPVC Double Glazing
- Gardens - Westerly facing rear



**McDonald**  
Estate Agents

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**Vestibule:** Tiled floor, UPVC double glazed door.

**Hall:** Meter cupboard, Radiator.

**Lounge:** 16'3" x 12'0" (4.95 m x 3.66 m) Coved ceiling, Picture rail, UPVC double glazed bay window, Vertical radiator. Glazed doors to:-

**Dining Room:** 14'7" x 14'7" (4.44 m x 4.44 m) Coved ceiling, Picture rail, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

**Conservatory:** 12'1" x 10'7" (3.68 m x 3.23 m) Wood effect laminate flooring, UPVC double glazed windows and doors.

**Kitchen:** 11'2" x 8'6" (3.40 m x 2.59 m) Quality range of modern style wall and base cupboard units with granite worktops, Split level Siemens oven and hob with extractor, Integrated fridge and freezer, TV point, Understairs storage, UPVC double glazed window, Radiator.

**Utility:** Single drainer stainless steel sink, Plumbed for washing machine, UPVC double glazed door.

**Ground Floor WC:** Low flush WC, Tiled walls and floor, Wash basin, UPVC double glazed window, Radiator.

**First Floor:**

**Landing:**

**Bedroom 1:** 16'3" x 12'0" (4.95 m x 3.66 m) Coved ceiling, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 14'7" x 14'7" (4.44 m x 4.44 m) Fitted wardrobes, UPVC double glazed bay window, Radiator.

**Bedroom 3:** 8'7" x 8'6" (2.62 m x 2.59 m) Wood effect laminate flooring, UPVC double glazed window.

**Bathroom:** A really spacious four piece bathroom comprising; Built in shower, Panelled bath, Pedestal wash basin and low flush WC. Tiled walls and floor, UPVC double glazed windows, Radiator and towel heater radiator.

**Outside:**

**Front:** Lawn and flower borders.

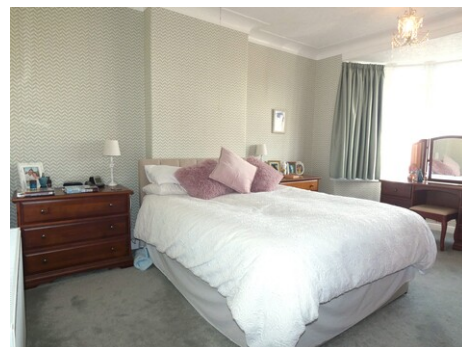
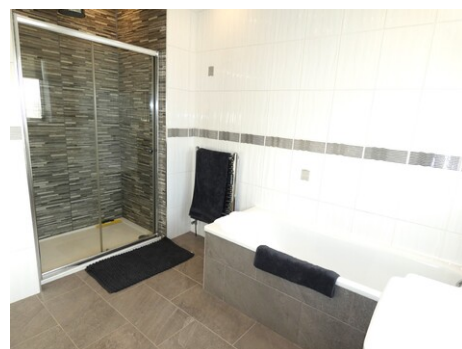
**Rear:** Westerly facing, A combination of lawn and paved patio areas.

**Parking:** Brick garage with light, power and electric door, and a long private paved 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 - D £2392.21 (2025/26)

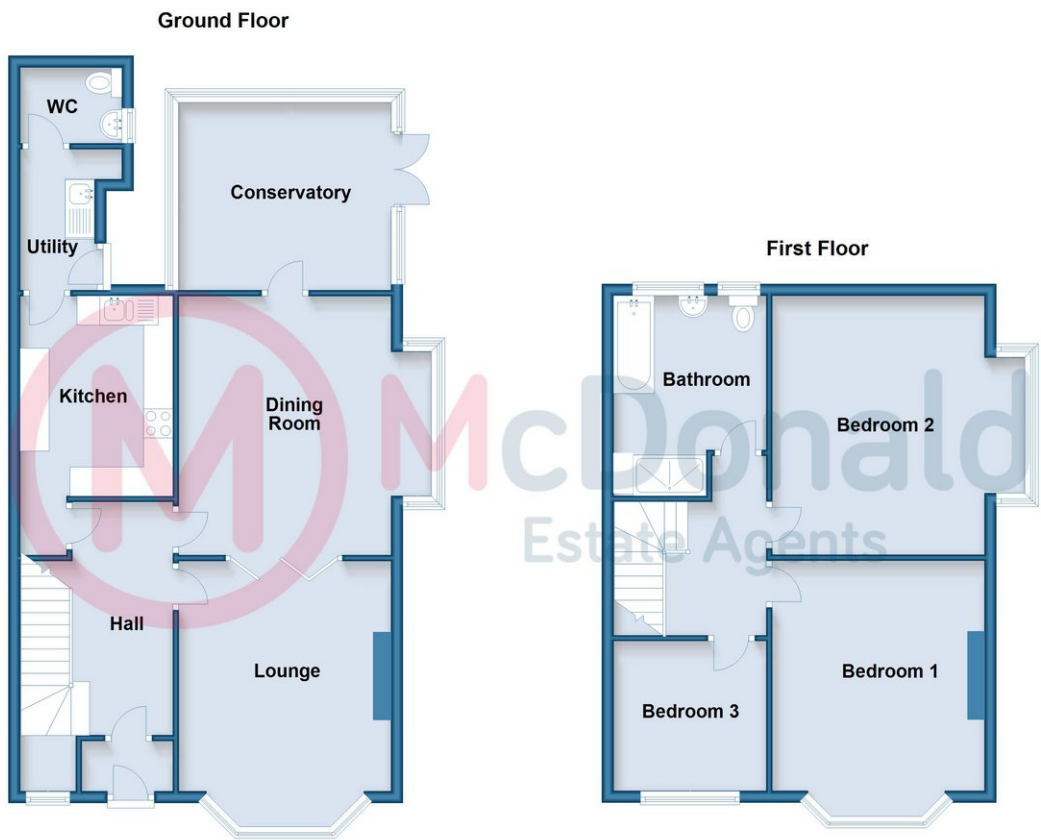


**Directions:** From our office on Red Bank Road proceed south directly along Warbreck Drive. Take the fourth left into Lowther Avenue. At the bottom turn left into Cornwall Avenue.

**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		80
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Cornwall Avenue

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