



**2 Winnipeg Court, Moor Park Avenue,
Bispham, Blackpool, FY2 0ND**

£149,950

A Lovely modern style Semi, in great order, boasting three Bedrooms, a Dining Kitchen and a clean and fresh décor theme throughout and newly fitted carpets. A PERFECT FIRST TIME BUY sold with NO ONWARD CHAIN.

- Lounge
- Dining Kitchen
- Ground floor WC
- Three Bedrooms
- Bathroom
- UPVC double glazing
- Gas central heating
- Gardens - Westerly facing to the rear
- Residents parking
- Newly fitted carpets

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1948.**



McDonald

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Open Porch:

Hall: Understairs storage, UPVC double glazed window and door, Radiator.

WC: Low flush WC, Wash basin, Tiled floor, Extractor fan, UPVC double glazed window, Radiator.

Lounge: 15'5" x 12'4" (4.70 m x 3.76 m) TV point, UPVC double glazed window and patio doors, Radiator.

Dining Kitchen: 12'1" x 8'1" (3.68 m x 2.46 m) Modern style wall and base cupboard units with complementary worktops, Split level oven, Hob with extractor, Single bowl sink with mixer tap, Plumbed for washing machine, UPVC double glazed window, Radiator.

First Floor:

Landing: Built in cupboard, Loft access, UPVC double glazed window, Radiator.

Bedroom 1: 13'1" x 8'6" (3.99 m x 2.59 m) UPVC double glazed window, Radiator.

Bedroom 2: 11'4" x 8'6" (3.45 m x 2.59 m) TV point, UPVC double glazed window, Radiator.

Bedroom 3: 7'10" x 6'8" (2.39 m x 2.03 m) UPVC double glazed window, Radiator.

Bathroom: Three piece bathroom comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Tiled floor, Part tiled walls, Extractor fan, UPVC double glazed window, Radiator.

Outside:

Rear: Westerly facing, Laid to lawn with paved patio areas.

Parking: Residents' parking.

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.

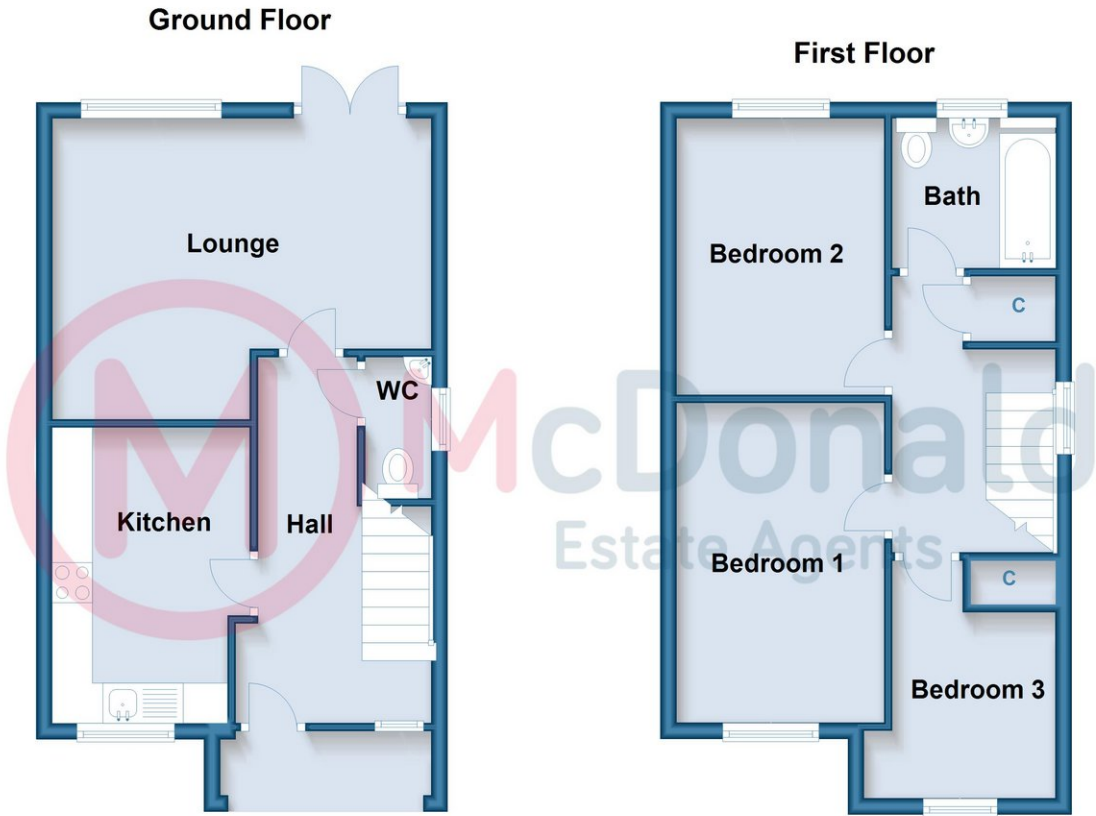
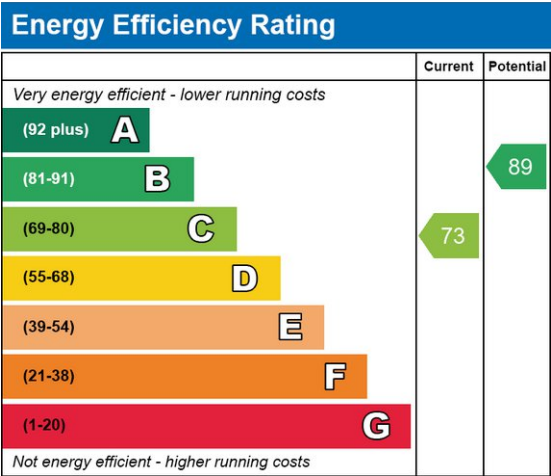
Council Tax: Band - B £1860.61 (2025/26)



Directions: From our Bispham office on Red Bank Road travel inland, at the roundabout take the third exit into Bispham Road. At the mini roundabout turn left into Moor Park Avenue, then second left in to Winnipeg Court.

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.



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 Plan produced using PlanUp.

Winnipeg Court

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