



## First Floor Flat, 96 Cornwall Avenue, FY2 9QL

**£74,950**

**This charming first-floor apartment, located in Bispham, offers a perfect blend of convenience and comfort.**

**Featuring a large lounge, kitchen diner, two spacious bedrooms, and three piece bathroom. Externally there is also an invaluable garage providing storage or secure parking.**

**Located just a 5-minute walk from Queen's Promenade, you'll enjoy easy access to coastal walks, local amenities, and transport links, all within close proximity.**

**This property is a perfect choice for first-time buyers, buy-to-let investors, or anyone looking to downsize by the sea.**

- First floor apartment
- Large lounge
- Two spacious bedrooms
- Garage
- No chain
- 0.2 miles from Queens Promenade

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1948.



**McDonald**

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**Fylde Coast Property Hub**

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**Private Entrance:** Stairs to first floor.

**Landing:** UPVC double glazed window, Stairs to rear.

**Lounge:** 15'8" x 11'10" (4.78 m x 3.61 m) Fireplace with wooden surround and gas fire, Picture rail, UPVC double glazed bay window, Radiator.

**Kitchen:** 9'6" x 8'4" (2.90 m x 2.54 m) Wall and base cupboard units with complementary worktops, Stainless steel sink and drainer, Space for washing machine, Freestanding cooker, Space for fridge freezer.

**Pantry:** Wall mounted boiler, UPVC double glazed window.

**Bedroom 1:** 14'2" x 10'5" (4.32 m x 3.17 m) UPVC double glazed window, Radiator.

**Bedroom 2:** 8'4" x 7'8" (2.54 m x 2.34 m) UPVC double glazed window, Radiator.

**Bathroom:** Panelled bath with overhead shower, Vanity wash basin, Low flush WC, Tiled walls, Storage cupboard, UPVC double glazed window, Radiator.

**Outside:**

**Front:** Concrete forecourt garden with access to garage at the rear.

**Rear:** Small concrete communal yard.

**Garage:** With an up and over door (to the right of the two garages).

**Heating:** Gas central heating (NOT TESTED).

**Tenure:** We have been informed that the property is leasehold. 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, turn fourth left into Lowther Avenue and 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		
(69-80) C	74	76
(55-68) D		
(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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