



2 Wyresdale Avenue, Bispham,
Blackpool, FY2 0HU

£135,000

This Semi Detached True Bungalow occupies a super convenient location merely 100yds from Bispham Village with all amenities. The property is ready to walk into, boasting a very modern Kitchen, whilst still offering scope to make your own mark, and is sold with NO ONWARD CHAIN.

- Lounge
- Modern fitted Kitchen
- Two Bedrooms
- Shower room
- UPVC Double glazing
- Gas central heating
- Gardens front side and rear
- Garage



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Vestibule: Meter cupboard, UPVC double glazed doors.

Hall: Loft access, Radiator.

Lounge: 16'10" x 11'0" (5.13 m x 3.35 m) Feature fireplace, Coved ceiling, TV point, UPVC double glazed window, Radiator.

Dining Kitchen: 11'0" x 11'0" (3.35 m x 3.35 m) Modern fitted wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, Single drainer stainless steel sink with mixer tap, Plumbed for washing machine, UPVC double glazed windows and door.

Bedroom 1: 13'10" x 11'0" (4.22 m x 3.35 m) Fitted wardrobes, Coved ceiling, Radiator.

Bedroom 2: 8'10" x 8'8" (2.69 m x 2.64 m) Coved ceiling, UPVC double glazed window, Radiator.

Shower Room: Comprising; Step in shower, Low flush WC, Vanity wash basin, UPVC double glazed window, Towel heater radiator.

Gardens: There are wrap around gardens to three sides, Laid to artificial lawn with flowerbeds and borders.

Parking: Brick garage with driveway and possible additional 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)

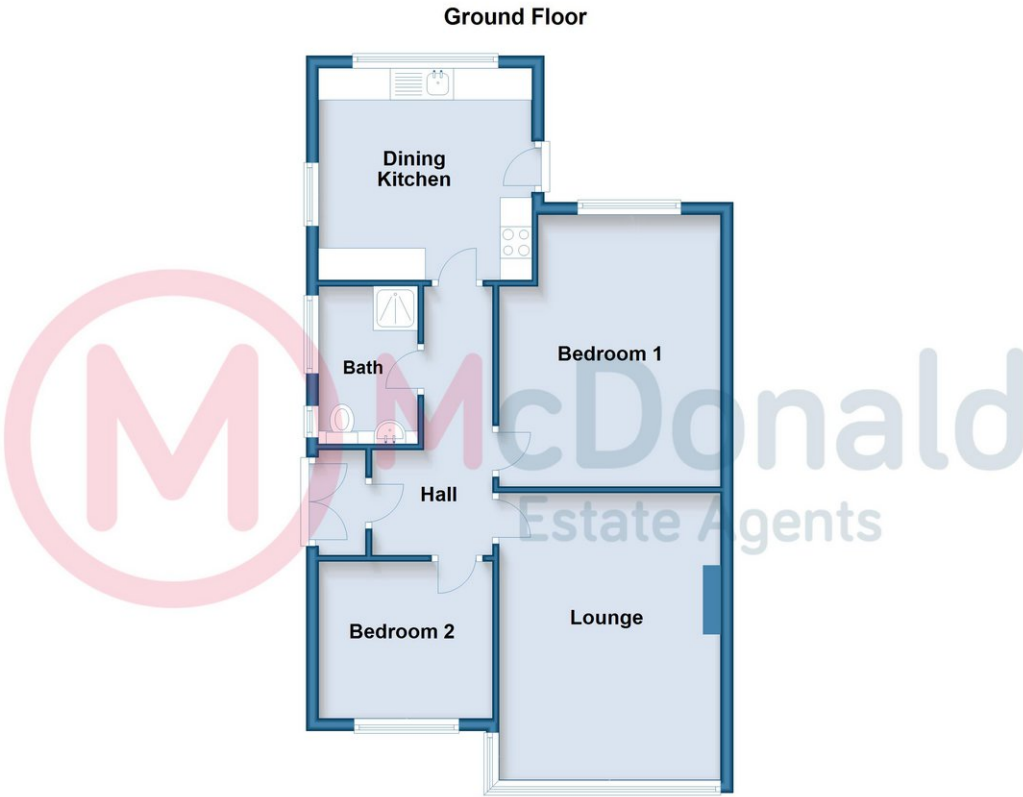


Directions: From our office on Red Bank Road proceed inland, continue straight across at the roundabout, and at the mini roundabout turn right into Blackpool Road. Wyresdale Avenue is the first road on the left.

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		82
(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.

Wyresdale Avenue

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