



18 St. Stephens Avenue, Bispham,
Blackpool, FY2 9RB

£154,950

***** INVESTMENT OPPORTUNITY - EXTENDED SEMI-DETACHED near the PROMENADE *****

This **EXTENDED**, semi-detached house is in good decorative order and has been let for around 8 years to the current occupier, on a **AST** providing an annual income of £10,200 per annum.

Briefly comprising a lounge and separate dining room, open to an additional breakfast are leading to the fitted kitchen. To the rear is a UPVC double glazed conservatory leading into the **SOUTH** facing rear gardens. to the first floor are **THREE** bedrooms and a modern **FOUR** piece bathroom.

The property is conveniently situated within just 250 yards of the **PROMENADE / SEAFRONT**.

- THREE bedrooms
- FOUR piece bathroom
- Lounge; Dining Room
- Breakfast Room
- Fitted Kitchen
- Conservatory
- UPVC double glazed; Gas central heating
- Off street PARKING



McDonald
Estate Agents

Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk



Award winning property sales since 1948.



Porch: UPVC double glazed window and front door.

Hall: Staircase, Coved ceiling, Meter cupboard, UPVC double glazed window, Radiator.

Lounge: 16'11" x 11'7" (5.16 m x 3.53 m) Lovely fireplace, Coved ceiling, UPVC double glazed bay window, Radiator.

Ground Floor WC: Low flush WC, Tiled walls, UPVC double glazed window.

Dining Room: 16'10" x 11'6" (5.13 m x 3.51 m) Coved ceiling, Dado rail, Directly open to:-

Breakfast Area: 8'9" x 5'5" (2.67 m x 1.65 m) Breakfast bar, Wood effect laminate flooring, UPVC double glazed window. Open to:-

Kitchen: 10'6" x 7'9" (3.20 m x 2.36 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor, One and a half bowl stainless steel sink, Built in cupboard, Part tiled walls, Wood effect laminate flooring, UPVC double glazed window and side door, Double radiator.

Conservatory: 8'7" x 7'0" (2.62 m x 2.13 m) UPVC double glazed windows and patio doors, Radiator.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 14'2" x 11'0" (4.32 m x 3.35 m) Built in wardrobes, UPVC double glazed window, Radiator.

Bedroom 2: 13'11" x 11'0" (4.24 m x 3.35 m) Built in wardrobes, UPVC double glazed window, Radiator.

Bedroom 3: 9'5" x 6'1" (2.87 m x 1.85 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Separate shower cubicle, Low flush WC, Pedestal wash basin, tiled walls, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Outside:

Front: Paved for ease of maintenance

Rear: South facing, Paved with small artificial lawn, Timber sheds.

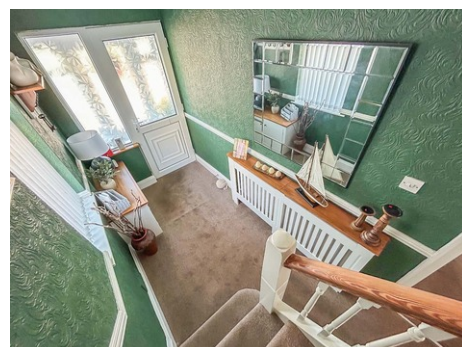
Gas: Gas tested March 2025 (Gas safety Record available to view in the office).

Electric: Tested June 2024 (Electrical Installation Condition Report available to view in the office).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2126.41 (2025/26).

Additional Information: Limited indoor mobile signal.



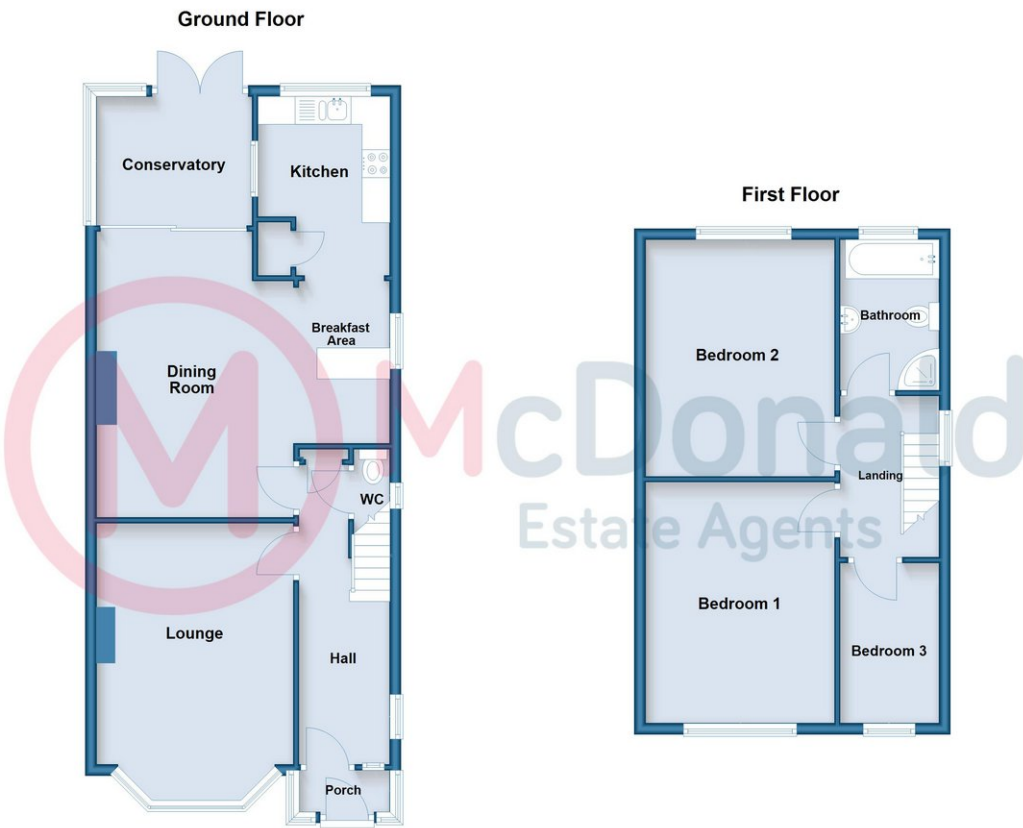
Award winning property sales since 1948.

Directions: From our office on Red Bank Road proceed opposite into Warbreck Drive. Follow this down and Saint Stephens can be found tenth on your Right hand side.

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		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale.
Plan produced using PlanUp.

St Stephens Avenue

Are YOU thinking of selling?
Call McDonald Estate Agents NOW, for
your FREE market appraisal.

Award winning property sales since 1948.

