



2 Carnforth Avenue, Bispham,
Blackpool, FY2 0BH

£134,995

***** ATTENTION INVESTORS - BUY TO LET INVESTMENT OPPORTUNITY *****

This Semi Detached House is currently LET providing an annual income in region of £9600 per annum.

The property briefly comprises **THREE BEDROOMS**, Lounge, Dining Area, Kitchen, and Bathroom, along with wrap around Gardens to the front side and rear.

An ever popular location

- **SOLD WITH TENANT IN SITU**
- **THREE bedrooms**
- **Lounge**
- **Dining Area**
- **Kitchen**
- **Bathroom**
- **Gardens**
- **UPVC double glazing**

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1948.



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Hall: Meter cupboard, UPVC double glazed window and door.

Lounge: 12'2" x 10'3" (3.71 m x 3.12 m) Feature fireplace, TV point, UPVC double glazed bay window, Radiator, Open to:-

Dining Room: 9'2" x 7'6" (2.79 m x 2.29 m) UPVC double glazed window, Radiator.

Kitchen: 9'2" x 8'2" (2.79 m x 2.49 m) Wall and base cupboard units with complementary roll edge worktops. Single drainer stainless steel sink with mixer tap, Built in oven and hob with extractor, UPVC double glazed window and door, Radiator.

First Floor:

Landing: Airing cupboard, UPVC double glazed window.

Bedroom 1: 12'7" x 10'0" (3.84 m x 3.05 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 10'0" x 9'2" (3.05 m x 2.79 m) UPVC double glazed window, Radiator.

Bedroom 3: 6'10" x 5'11" (2.08 m x 1.80 m) UPVC double glazed window, Radiator.

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

Outside:

Front and Side: Mainly concreted.

Rear: South-westerly facing, Laid to lawn with a concrete patio.

Parking: Garage space and private drive.

Gas: Gas tested August 2024. (Gas safety Record available to view in the office).

Electric: Tested August 2021 (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 - B £1860.61 (2025/26)

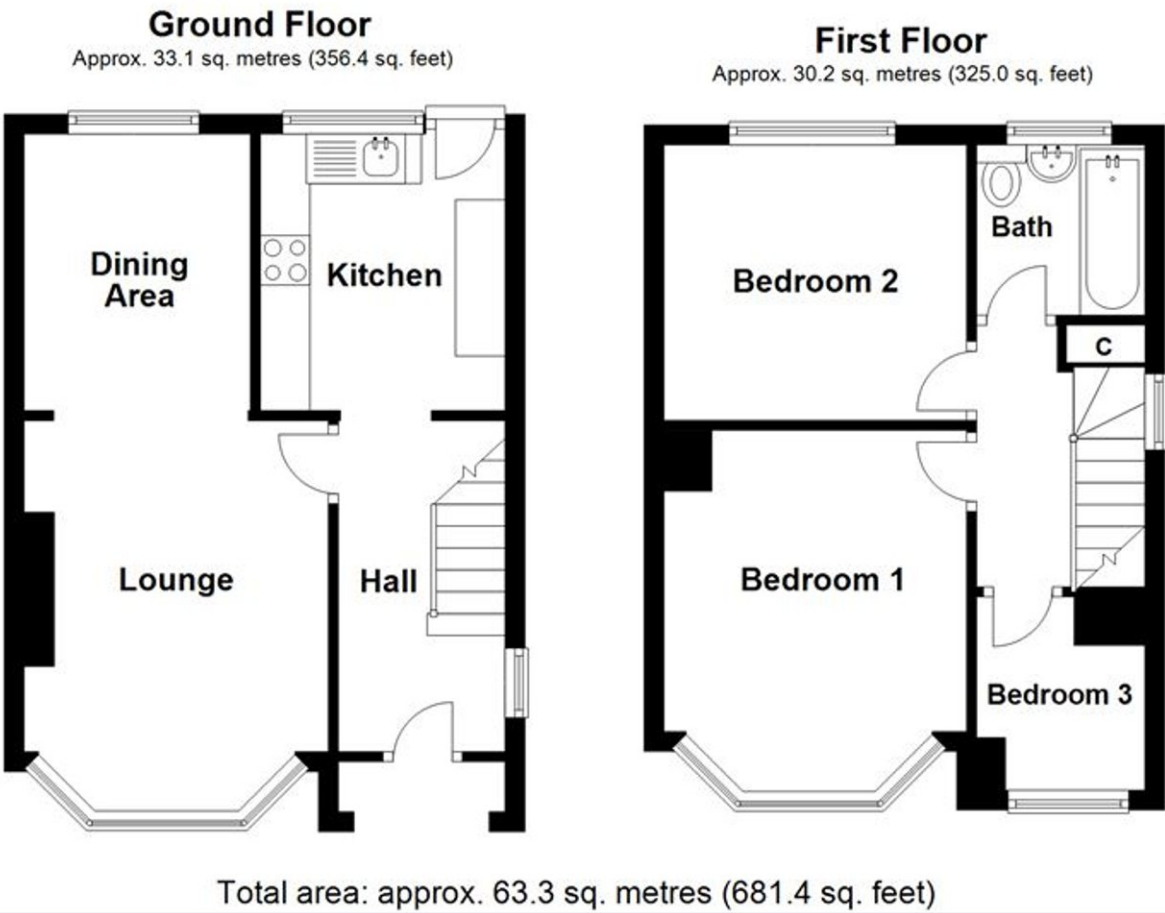


Directions: Travel inland along Red Bank Road continuing straight ahead at the roundabout, through the village and onto Ingthorpe Avenue at the bottom turn left into Ashfield Road Take the second turning on the right into Hastings Avenue, Carnforth Avenue is the first road on the left.

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		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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 your FREE market appraisal.