



82 Highcroft Avenue, Bispham,
Blackpool, FY2 0BW

£122,500

***** ATTENTION INVESTORS *****

This Semi Detached House is currently LET, we are informed providing an annual income in region of £10,200 per annum. The property briefly comprises **THREE BEDROOMS**, Lounge, Dining Area, Kitchen, and Bathroom, plus a South Westerly facing rear Garden. An ever popular location

- **SOLD WITH TENANT IN SITU**
- **THREE bedrooms**
- **Lounge**
- **Dining Area**
- **Kitchen**
- **Bathroom**
- **Gardens**
- **UPVC double glazing**
- **Gas central heating**
- **Parking and Garage space**

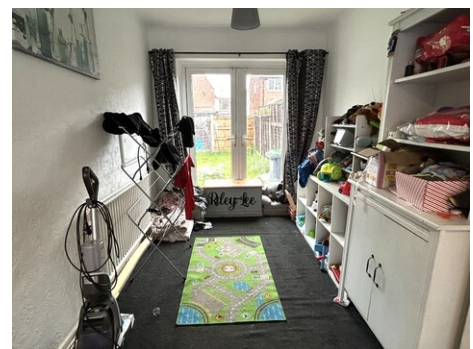


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Hall: Meter cupboard, UPVC double glazed window and door.

Lounge: 13'0" x 12'3" (3.96 m x 3.73 m) Feature fireplace, TV point, UPVC double glazed bay window, Open to:-

Dining Room: 8'0" x 7'7" (2.44 m x 2.31 m) UPVC double glazed doors, Radiator.

Kitchen: 9'0" x 8'0" (2.74 m x 2.44 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: 12'1" x 10'0" (3.68 m x 3.05 m) Built in wardrobes, UPVC double glazed bay window, Radiator.

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

Bedroom 3: 6'10" x 6'0" (2.08 m x 1.83 m) Built in cupboard, 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, Radiator.

Outside:

Front: Mainly laid to lawn.

Rear: South-westerly facing, Mainly lawned.

Parking: Carport accessed via a private drive.

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

Electric: Tested March 2023 (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: Take Red Bank Road and proceed inland to the roundabout, travel straight ahead through the village into Ingthorpe Avenue. At the end of the road turn left into Ashfield Road, Highcroft Avenue is the third turning on your right hand side.

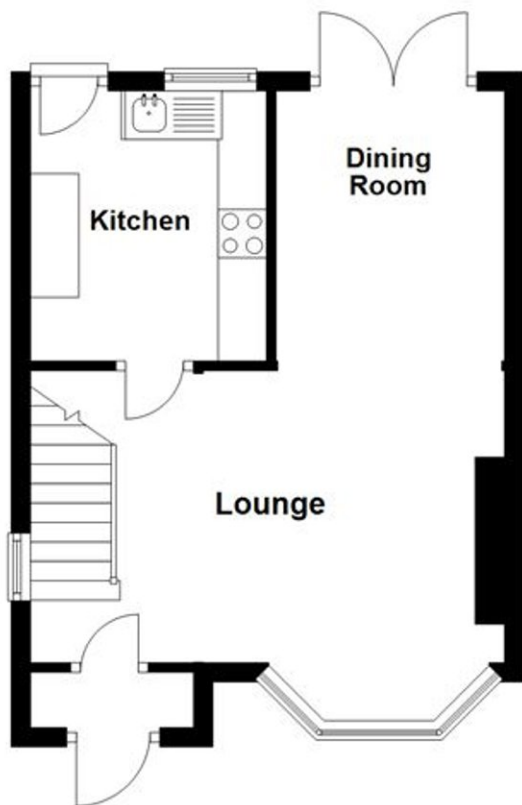
General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** 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		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

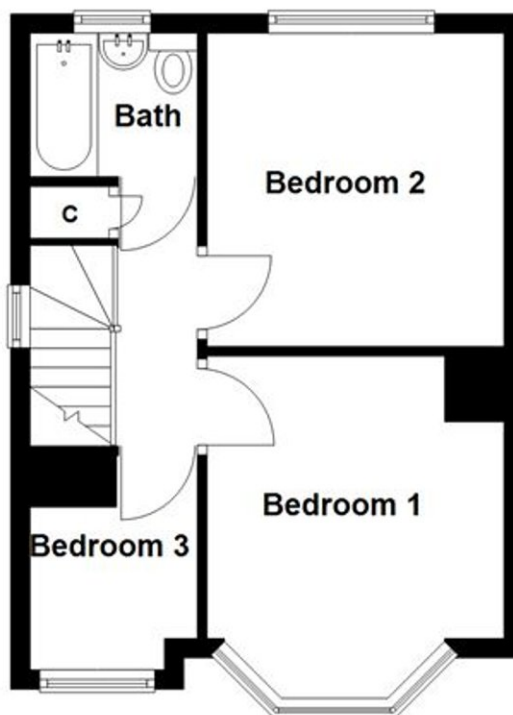
Ground Floor

Approx. 30.5 sq. metres (328.0 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.4 sq. feet)



Total area: approx. 60.2 sq. metres (648.4 sq. feet)

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