



33 Cornwall Avenue, Bispham,
Blackpool, FY2 9QN

£175,000

This spacious and well-maintained property offers generous accommodation arranged over three floors. The ground floor features two large reception rooms, a well-appointed kitchen, and a separate utility room.

Upstairs on the first floor, you'll find two double bedrooms, a single bedroom, and spacious family bathroom. The top floor boasts a large double bedroom, ideal as a master suite or guest room.

Situated on Cornwall Avenue, just 0.3 miles from the promenade, this home is ideally located for coastal living. Offered for sale with no onward chain.

- Four-bedroom home arranged over three floors
- Two generous reception rooms
- Separate kitchen and utility room
- Located just 0.3 miles from the promenade
- No onward chain

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McDonald

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Entrance: Double glazed panelled front door.

Porch:

Hall: Meter cupboards, Understairs storage, UPVC double glazed window, Radiator.

Lounge: 16'4" x 12'2" (4.98 m x 3.71 m) Feature fireplace with electric fire, Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Room: 15'9" x 11'4" (4.80 m x 3.45 m) Coved ceiling, UPVC double glazed door and window, Radiator. Archway to:-

Kitchen: 12'0" x 8'9" (3.66 m x 2.67 m) Fitted wall and base cupboard units with complementary worktops, Stainless steel sink and drainer, Integrated electric hob with extractor over, Integrated oven, Space for washing machine, Space for under counter fridge and freezer, Tiled splashback, UPVC double glazed window.

Rear Porch: UPVC window and door, Radiator.

Utility Room: Window, Space for appliances.

First Floor:

Landing.

Bedroom 1: 16'3" x 12'2" (4.95 m x 3.71 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 15'10" x 11'4" (4.83 m x 3.45 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'10" x 7'5" (2.69 m x 2.26 m) UPVC double glazed window, Radiator.

Bathroom: Panelled bath, Corner shower unit, Low flush WC, Wash basin, Storage, UPVC double glazed window, Radiator.

Second Floor:

Landing.

Bedroom 4: 17'10" x 8'10" (5.44 m x 2.69 m) Spot lighting, Two Velux skylights, Radiator.

Outside:

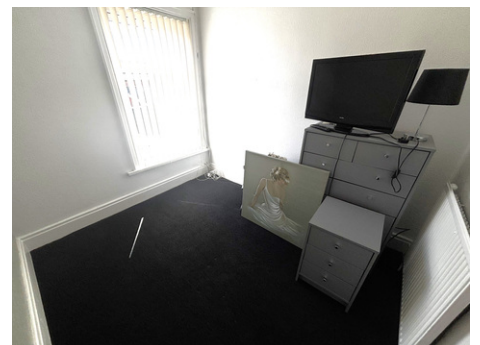
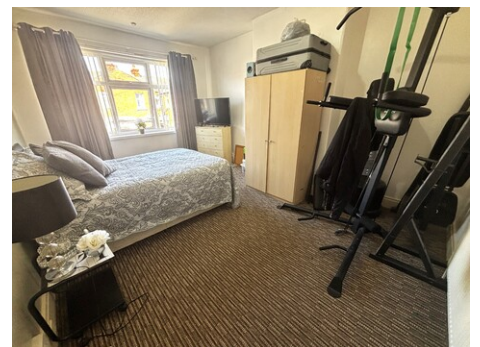
Front: Forecourt garden with gravel area.

Rear: Paved patio area, Lawned area, Timber shed.

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 - C £2126.41 (2025/26)



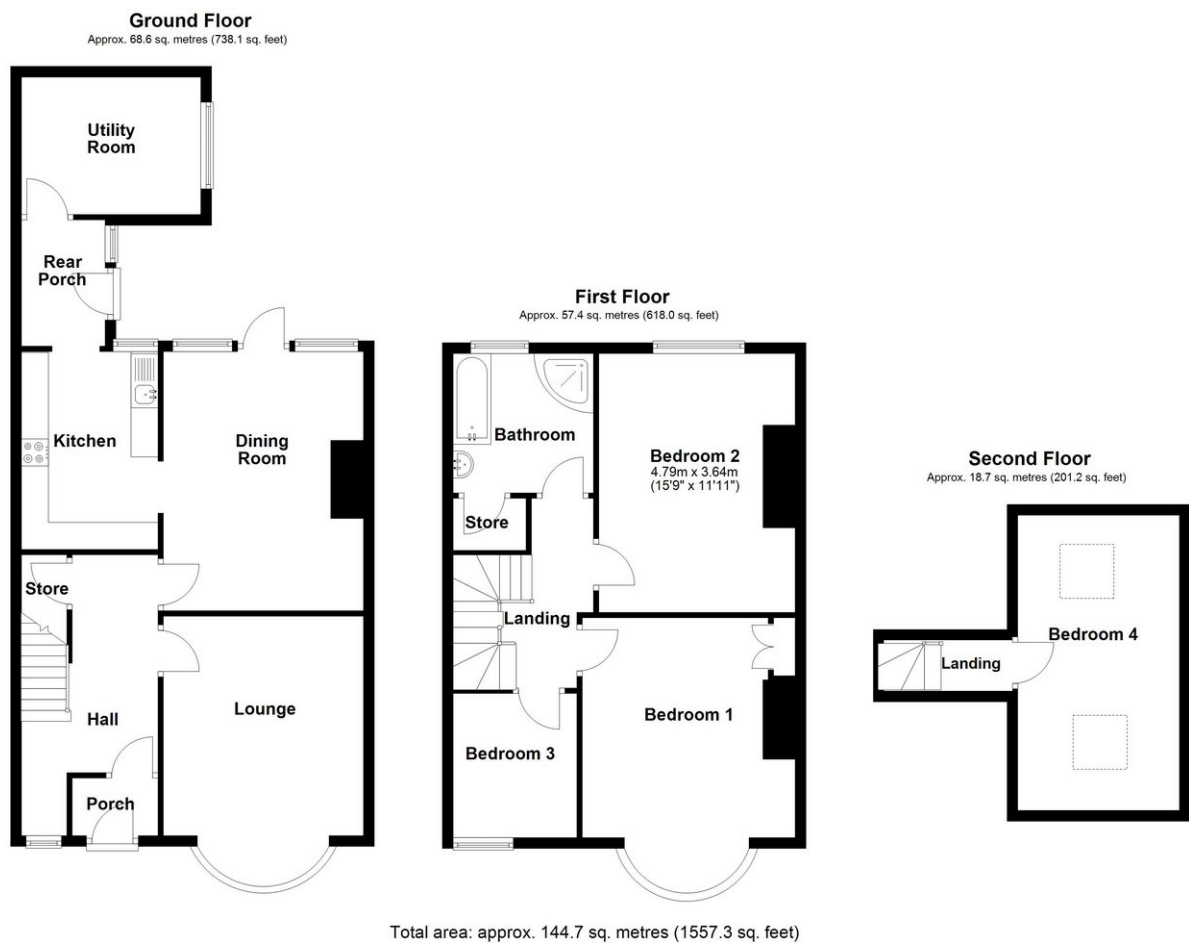
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Directions: From our office on Red Bank Road proceed south directly along Warbreck Drive. Take the fourth left into Lowther Avenue. At the bottom turn left into Cornwall Avenue.

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.



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