



5 Guildford Avenue, Bispham,  
Blackpool, FY2 9BG

**£240,000**

**Situated just 0.3 miles from the Promenade and 0.6 miles from the vibrant Red Bank Road with its wide range of amenities, this substantial semi-detached property offers generous, family-sized accommodation throughout and is available with no onward chain.**

- Four-bedroom semi-detached home
- No onward chain
- Two generous reception rooms
- Ground floor W/C
- Modern family bathroom
- Large rear garden
- Off-street parking
- Family-sized accommodation
- Just 0.3 miles from the promenade
- 0.6 miles to Red Bank Road with shops, cafes, and other amenities



**McDonald**  
Estate Agents

**Fylde Coast Property Hub**  
81-83 Red Bank Road, Bispham, FY2 9HZ  
01253 398 498  
sales@mcdonaldproperty.co.uk  
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**Entrance:** UPVC double glazed front door.

**Porch:** Stained glass door, Meter cupboard.

**Hall:** Radiator.

**Ground Floor WC:** Low flush WC, Wash basin, UPVC double glazed window.

**Lounge:** 16'0" x 11'11" (4.88 m x 3.63 m) Wooden fireplace with gas fire, Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

**Dining Room:** 16'3" x 11'7" (4.95 m x 3.53 m) Fire surround with gas fire, Coved ceiling, UPVC double glazed window and door to rear.

**Kitchen:** 16'11" x 7'1" (5.16 m x 2.16 m) Fitted wall and base units with composite sink and drainer, Integrated dishwasher, Rangemaster cooker with overhead extractor, Tiled splash back, Integrated fridge and freezer, Cupboard housing boiler, Tiled floor, Spot lighting, UPVC double glazed window, UPVC double glazed door to rear, Radiator.

#### **First Floor:**

**Landing:** Double glazed stained glass window.

**Bedroom 1:** 16'1" x 11'11" (4.90 m x 3.63 m) Coved ceiling, UPVC double glazed stained glass bay window, Radiator.

**Bedroom 2:** 15'10" x 11'8" (4.83 m x 3.56 m) Built in storage cupboard, Coved ceiling, UPVC double glazed bay window, Radiator.

**Bedroom 3:** 10'4" x 6'10" (3.15 m x 2.08 m) Picture rail, UPVC double glazed window, Radiator.

**Bedroom 4:** 9'7" x 7'1" (2.92 m x 2.16 m) Picture rail, UPVC double glazed window, Radiator.

**Bathroom:** 'P' shaped panelled bath with overhead shower, Low flush WC, Vanity wash basin, Tiled walls, Spot lighting, UPVC double glazed window, Towel heater rail/radiator.

#### **Outside:**

**Front:** Tarmac drive way for off street parking, gravel area to side.

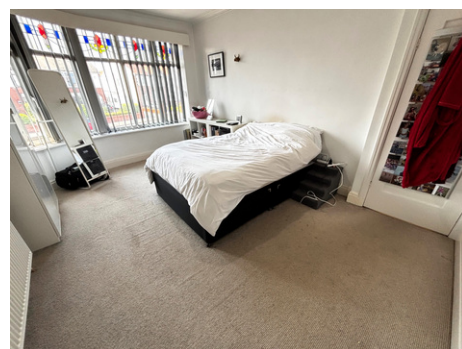
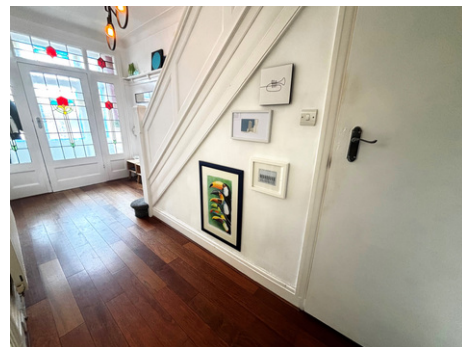
**Rear:** Patio area to rear doors, laid to lawn, paved pathway to decked seating area and rear patio.

**Garage:** Up and over door.

**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)

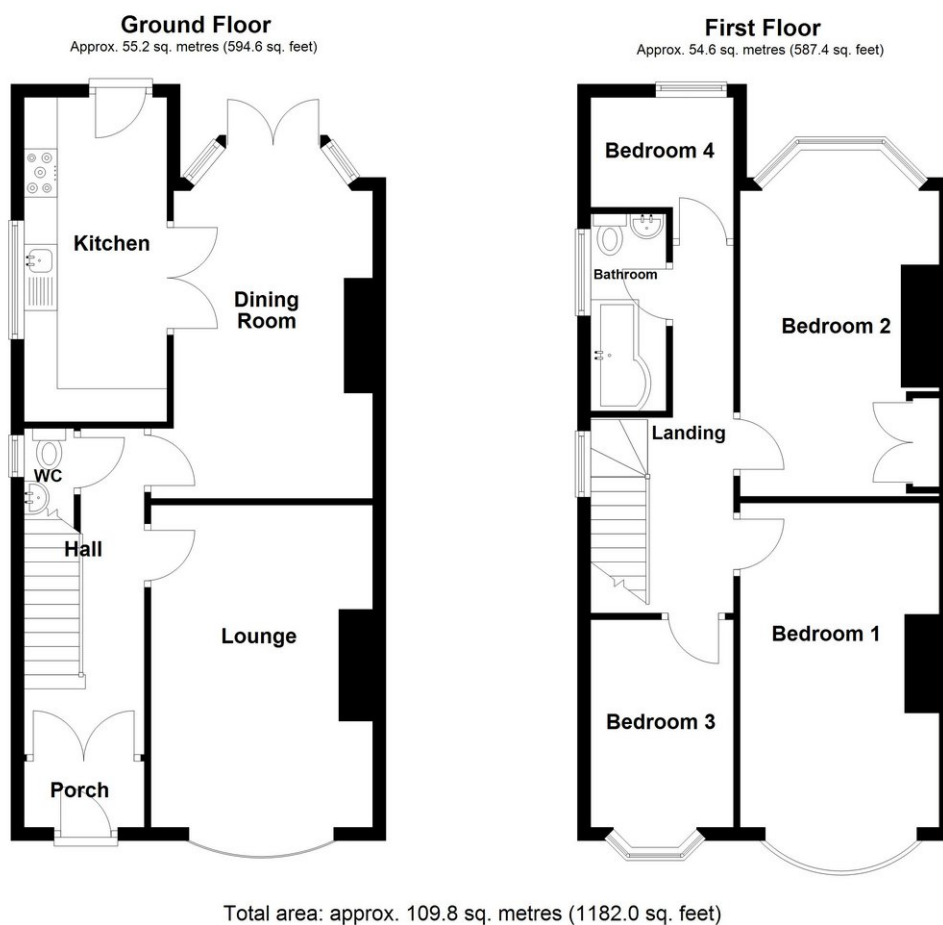




**Directions:** From our office on Red Bank Road, proceed inland to the roundabout and turn left onto Devonshire Road. Guildford Avenue is the third road on the right.

**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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