



23 Morston Avenue, Bispham,
Blackpool, FY2 0TB

£17,500

****CALLING INVESTORS****

To be sold with **TENANT IN SITU** (we are informed currently paying £750 pcm)

A three Bedroom traditional End Terraced property, well situated for transport links and local schooling.

- Lounge
- Dining Kitchen
- Three Bedrooms
- Bathroom
- Gardens - Westerly facing rear
- Gas central heating



McDonald
Estate Agents

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Hall: Picture rail, Understairs storage.

Lounge: 13'2" x 12'0" (4.01 m x 3.66 m) Fireplace, Picture rail, TV point, UPVC double glazed bay window, Radiator.

Dining Kitchen: 17'2" x 8'10" (5.23 m x 2.69 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink with mixer tap, Plumbed for washing machine, Built in oven and hob with extractor, UPVC double glazed windows.



First Floor:

Landing: Loft access.

Bedroom 1: 13'2" x 11'0" (4.01 m x 3.35 m) Picture rail, UPVC double glazed bay window, Radiator.

Bedroom 2: 11'0" x 8'5" (3.35 m x 2.57 m) Picture rail, UPVC double glazed window, Radiator.

Bedroom 3: 6'8" x 6'2" (2.03 m x 1.88 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower over, Pedestal wash basin, Low flush, UPVC double glazed window, Radiator.



Outside:

Front.

Rear: Westerly facing, Mainly laid to lawn with established borders.

Heating: Gas central heating (boiler was last checked on 24th November 2024, Gas Safety Record available to view at 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.

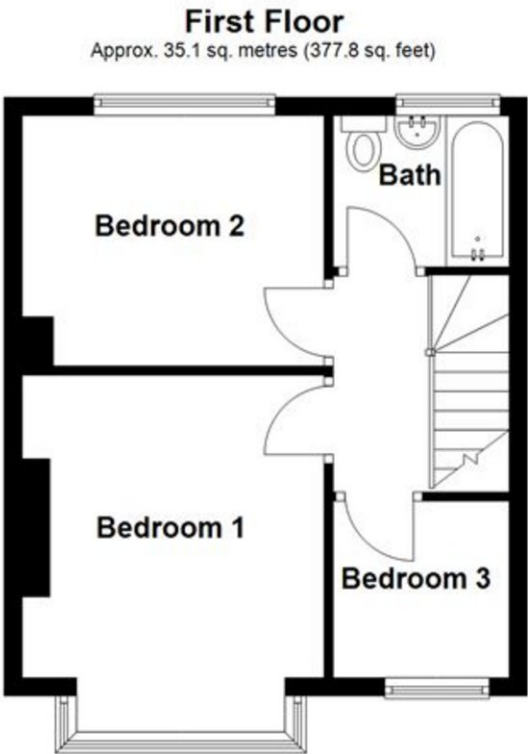
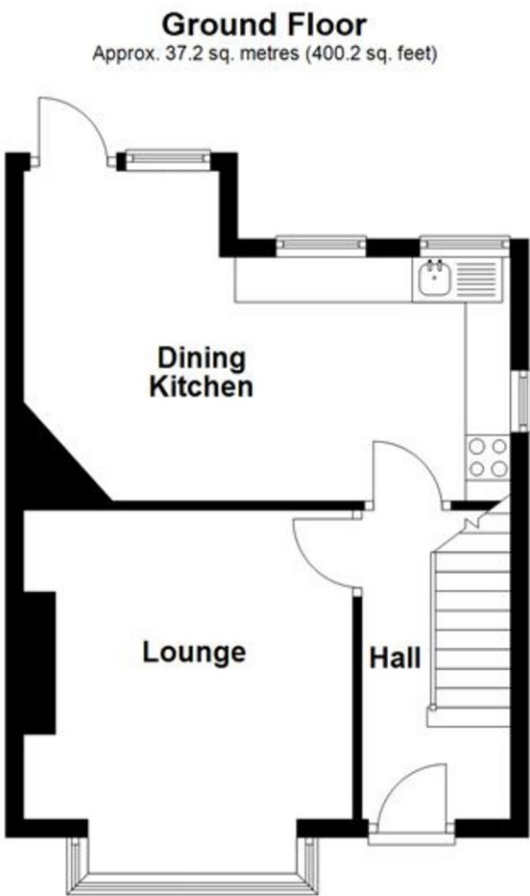
Council Tax: Band - B £1860.61 (2025/26)

Directions: Travel inland along Red Bank Road turning third right at the roundabout onto Bispham Road, Follow Bispham Road Along until reaching the second set of Traffic lights turn right onto Warbreck Hill Road and then turn first right into Morston 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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