



38 Stopford Avenue, Bispham,
Blackpool, FY2 0QF

£94,950

*** POTENTIAL, POTENTIAL, POTENTIAL ***

This Semi Detached property does require upgrading throughout, but offers equally fantastic potential for an owner occupier or investor, and is sold with NO ONWARD CHAIN.

- Lounge
- Dining Room
- Kitchen
- Three Bedrooms
- UPVC double glazing
- Gas central heating
- Gardens - Southerly facing rear



McDonald
Estate Agents

Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk




Award winning property sales since 1948.



Hall: Meter cupboard, UPVC double glazed door, Radiator.

Lounge: 12'0" x 10'2" (3.66 m x 3.10 m) TV point, UPVC double glazed bay window, Radiator.

Dining Room: 11'0" x 9'2" (3.35 m x 2.79 m) Fireplace, UPVC double glazed window, Radiator.

Kitchen: 8'3" x 6'8" (2.51 m x 2.03 m) Wall and base cupboard units, Single drainer stainless steel sink with mixer tap, Gas cooker point, Plumbed for washing machine, UPVC double glazed window and door.



First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 12'2" x 9'10" (3.71 m x 3.00 m) UPVC double glazed window, Radiator.

Bedroom 2: 9'6" x 9'2" (2.90 m x 2.79 m) Built in cupboard, UPVC double glazed window, Radiator.

Bedroom 3: 6'8" x 5'11" (2.03 m x 1.80 m) UPVC double glazed window, Radiator.

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



Outside:

Front: Lawn and established shrubs.

Rear: Southerly facing, Mainly paved with beds and borders.

Parking: Possible off street parking to the front.



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.

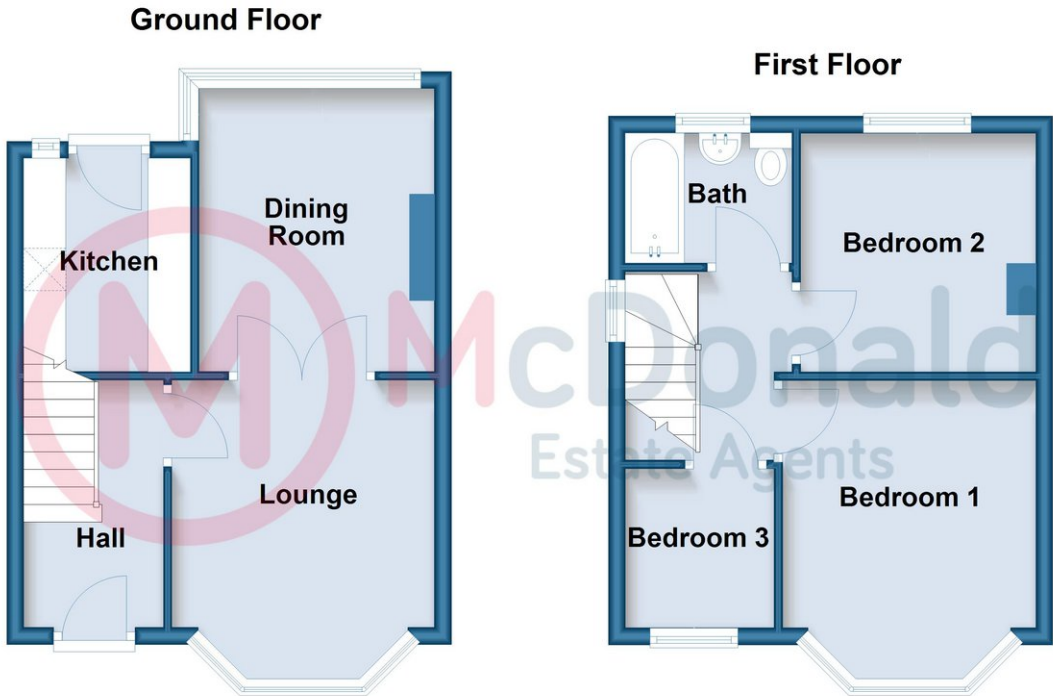
Council Tax: Band - B £1860.61 (2025/26)

Directions: Take Red Bank Road and proceed inland taking your third exit at the roundabout into Bispham Road, follow Bispham Road past the Squirrel Pub and Stopford Avenue is the third 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		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale.
Plan produced using PlanUp.

Stopford Avenue

Are YOU thinking of selling?
Call McDonald Estate Agents NOW, for
your FREE market appraisal.

Award winning property sales since 1948.

