



1 Pearl Avenue, Bispham, Blackpool,  
FY2 0SY

**£134,950**

**\*\* POTENTIAL, POTENTIAL, POTENTIAL \*\***

A double fronted DETACHED HOME, requiring upgrading throughout and priced accordingly to give you a fantastic opportunity to create something special. Less than 100m to Layton Railway Station, an absolutely perfect commuter home, sold with NO ONWARD CHAIN.

- Lounge
- Dining Kitchen
- Ground floor Shower room
- Three Bedrooms
- Bathroom
- Gardens - Southerly facing rear
- Parking

Successfully selling property since  
1948.



**McDonald**

Estate Agents

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**Porch:** UPVC double glazed door.

**Hall:** Stairs to the first floor, Radiator.

**Lounge:** 14'7" x 11'6" (4.44 m x 3.51 m) TV point, Double glazed bay window, Radiator.

**Dining Kitchen:** 22'3" x 10'4" (6.78 m x 3.15 m) Fitted wall and base units, Worktops, Integrated oven and hob with extractor over, Stainless steel sink and drainer with mixer tap, Breakfast bar, Double glazed windows, UPVC double glazed door to rear garden, Two radiators.

**Shower Room:** Low flush WC, Shower cubicle, Storage cupboard, Double glazed window, Radiator.

**Utility Room:** 11'6" x 6'7" (3.51 m x 2.01 m) Plumbed for washing machine, Gas central heating boiler.

**First Floor:**

**Landing:** UPVC double glazed window, Radiator.

**Bedroom 1:** 14'7" x 11'6" (4.44 m x 3.51 m) TV point, Double glazed bay window, Radiator.

**Bedroom 2:** 14'7" x 10'4" (4.44 m x 3.15 m) Double glazed bay window, Radiator.

**Bedroom 3:** 10'4" x 7'0" (3.15 m x 2.13 m) TV point, Double glazed window, Radiator.

**Bathroom:** Panelled bath, Low flush WC, Wash basin, Storage cupboard, Double glazed window, Radiator.

**Outside:**

**Front:** Paved front garden.

**Rear:** Southerly facing rear garden, mainly concreted.

**Parking:** Car port with double gates to the side.

**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 - D £2392.21 (2025/26)

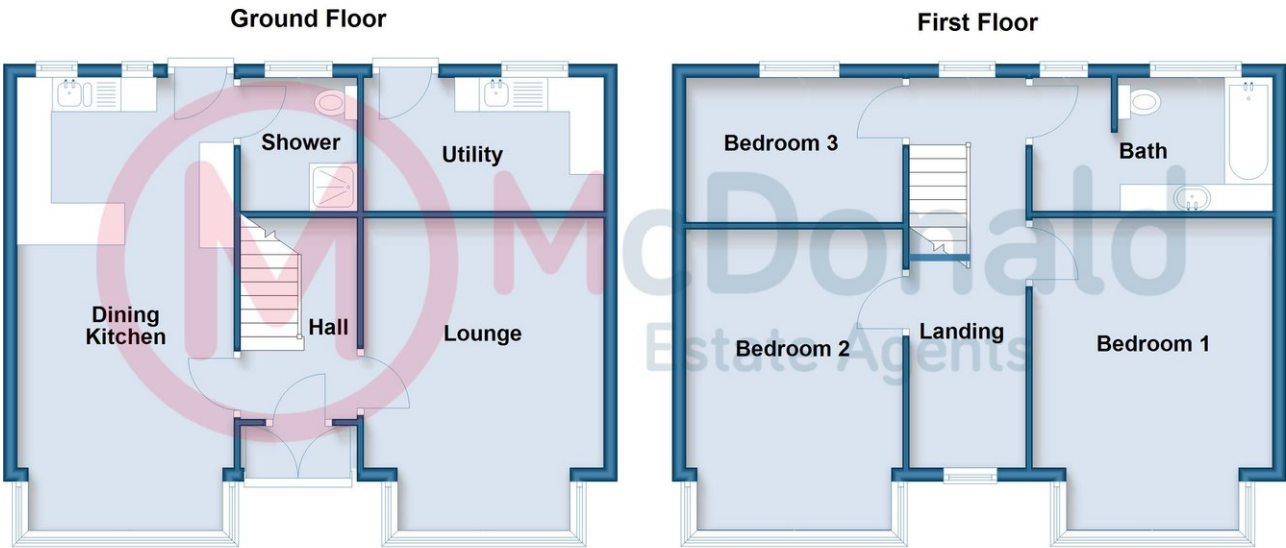


**Directions:** Take Plymouth Road heading towards Bispham, continue over the bridge staying in the left hand lane and before the traffic lights at Warbreck Hill Road bear left onto Bispham Road, Pearl Avenue is second on the right.

**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.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 81        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 61      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |



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Plan produced using PlanUp.

Pearl Avenue

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your FREE market appraisal.

The Property Ombudsman