



86 Rossington Avenue, Bispham,
FY2 0DP

£129,950

In an ever popular residential location, this Fielding built Semi Detached Home would benefit from some modernisation, but offers the perfect blank canvas to really make it your own!! A great First Time Buy, sold with NO ONWARD CHAIN.

- Lounge
- Dining Room
- Kitchen
- Three Bedrooms
- UPVC double glazing
- Gas central heating
- Gardens - South Easterly facing rear
- Private drive with Garage



McDonald
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Hall: Meter cupboard, UPVC double glazed window and door, Radiator.

Lounge: 12'3" x 10'3" (3.73 m x 3.12 m) Recessed living flame gas fire, TV point, UPVC double glazed bay window, Open to:-

Dining Room: 9'1" x 7'8" (2.77 m x 2.34 m) UPVC double glazed window, Radiator.

Kitchen: 9'1" x 7'11" (2.77 m x 2.41 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink, Gas cooker point with extractor, UPVC double glazed window and door, Radiator.

First Floor:

Landing: Airing cupboard, Loft access, UPVC double glazed window.

Bedroom 1: 12'0" x 10'0" (3.66 m x 3.05 m) Built in storage, UPVC double glazed window, Radiator.

Bedroom 2: 10'0" x 9'2" (3.05 m x 2.79 m) UPVC double glazed window, Radiator.

Bedroom 3: 6'10" x 5'10" (2.08 m x 1.78 m) Built in cupboard, UPVC double glazed window, Radiator.

Bathroom: Three piece bathroom comprising; Panelled bath with shower over, Low flush WC, Pedestal wash basin, Tiled walls, UPVC double window, Radiator.

Outside:

Front: Laid to gravel with flowerbeds.

Rear: South-easterly facing, A combination of gravel and paved patio areas with flower borders.

Parking: Detached concrete sectional garage accessed via a private drive.

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: Proceed inland along Red Bank Road, continue across the roundabout and through the Village. At the T junction turn right into Ashfield Road, Rossington Avenue is the first 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		73
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Rossington Avenue

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