



28 Toronto Avenue, Bispham,
Blackpool, FY2 0PB

£109,950

Occupying a lovely plot boasting a rear Garden over 60' in length which in turn backs onto parkland, this two Bedroom Semi also benefits from two separate Reception rooms AND a Conservatory. Just needing a little TLC, but a great first time buy or downsize.

- Two Reception rooms
- Kitchen
- Conservatory
- Two Bedrooms
- Four piece Bathroom
- Gardens - over 60' to the rear
- Off street Parking

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McDonald

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Porch: UPVC double glazed windows and door.

Hall: Meter cupboards, UPVC double glazed door.

Lounge: 14'10" x 12'4" (4.52 m x 3.76 m) Composite marble fireplace with inset living flame gas fire, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Dining Room: 10'3" x 7'5" (3.12 m x 2.26 m) Built in cupboard, UPVC double glazed window, Radiator.

Kitchen: 7'5" x 4'10" (2.26 m x 1.47 m) Wall and base cupboard units with complementary worktops, Built in oven and hob with extractor fan, Sink with mixer tap, UPVC double glazed window.

Conservatory: 8'2" x 7'7" (2.49 m x 2.31 m) UPVC double glazed windows and door, Radiator.

First Floor:

Landing: Loft access, UPVC double glazed window.

Bedroom 1: 12'8" x 12'7" (3.86 m x 3.84 m) Built in wardrobes, UPVC double glazed bay window, Radiator.

Bedroom 2: 9'10" x 8'6" (3.00 m x 2.59 m) UPVC double glazed window, Radiator.

Bathroom: Four piece suite comprising; Panelled bath, Corner shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Mainly paved.

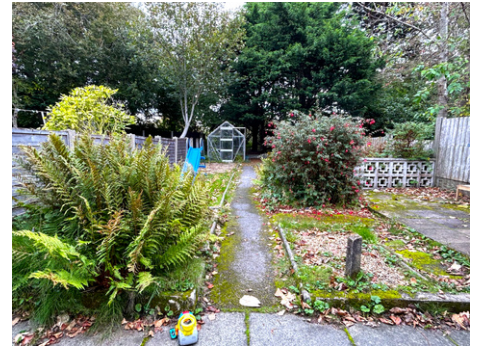
Rear: Over 60', A combination of lawn and patio areas with established trees and shrubs.

Parking: 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)

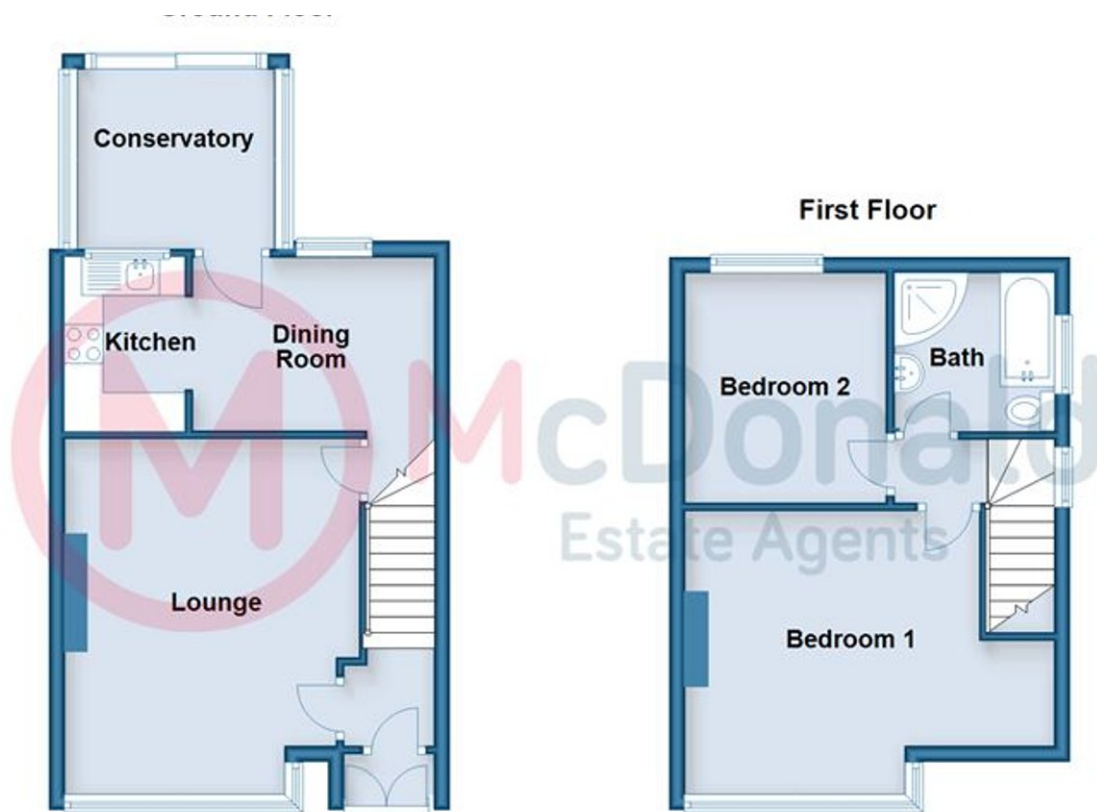


Directions: Take Red Bank Road and travel inland, at the roundabout take the third exit into Bispham Road. At the mini roundabout turn left into Moor Park Avenue, Toronto Avenue is the third road on the right.

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.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |



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Plan produced using PlanUp.

Toronto Avenue

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