



19 Hastings Avenue, Bispham,
Blackpool, FY2 0EU

£139,950

Occupying a lovely spot overlooking the green, on the ever popular Fieldings estate, this Semi has been re-modelled over the years to offer a larger Lounge, Breakfast Kitchen AND a Conservatory. Ready to walk into, yet still offering loads of potential to really make your own mark, and sold with NO ONWARD CHAIN.

- Lounge
- Breakfast Kitchen
- Conservatory
- Three Bedrooms
- Shower Room
- UPVC Double Glazing
- Gas Central Heating
- Gardens
- Garage (approx 24')



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 and window, Radiator.

Lounge: 14'7" x 10'2" (4.44 m x 3.10 m) TV point, UPVC double glazed bay window, Radiator.

Breakfast Kitchen: 16'1" x 9'2" (4.90 m x 2.79 m) Fitted wall and base cupboard units with complementary worktops, Split level oven and hob with extractor, One and a half bowl stainless steel sink with mixer tap, Plumbed for washing machine, Radiator. Open to:-

Conservatory: 15'1" x 9'2" (4.60 m x 2.79 m) TV point, Tile effect laminate flooring, UPVC double glazed windows and doors, Radiator.

First Floor:

Landing: Built in cupboard housing gas central heating boiler, Loft access, UPVC double glazed window.

Bedroom 1: 12'1" x 9'10" (3.68 m x 3.00 m) Fitted wardrobes with overhead storage, UPVC double glazed bay window, Radiator.

Bedroom 2: 9'10" x 9'1" (3.00 m x 2.77 m) Built in wardrobes with overhead storage, UPVC double glazed window, Radiator.

Bedroom 3: 7'0" x 5'10" (2.13 m x 1.78 m) Built in cupboard, UPVC double glazed window, Radiator.

Shower Room: A three piece comprising; Corner step in shower, Vanity wash basin, Low flush WC, Tiled walls and floor, Recessed lighting, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Mainly laid to tarmac with a flowerbed.

Rear: Mainly laid to artificial lawn with established raised beds.

Parking: Detached concrete sectional garage (approximately 24") and 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)

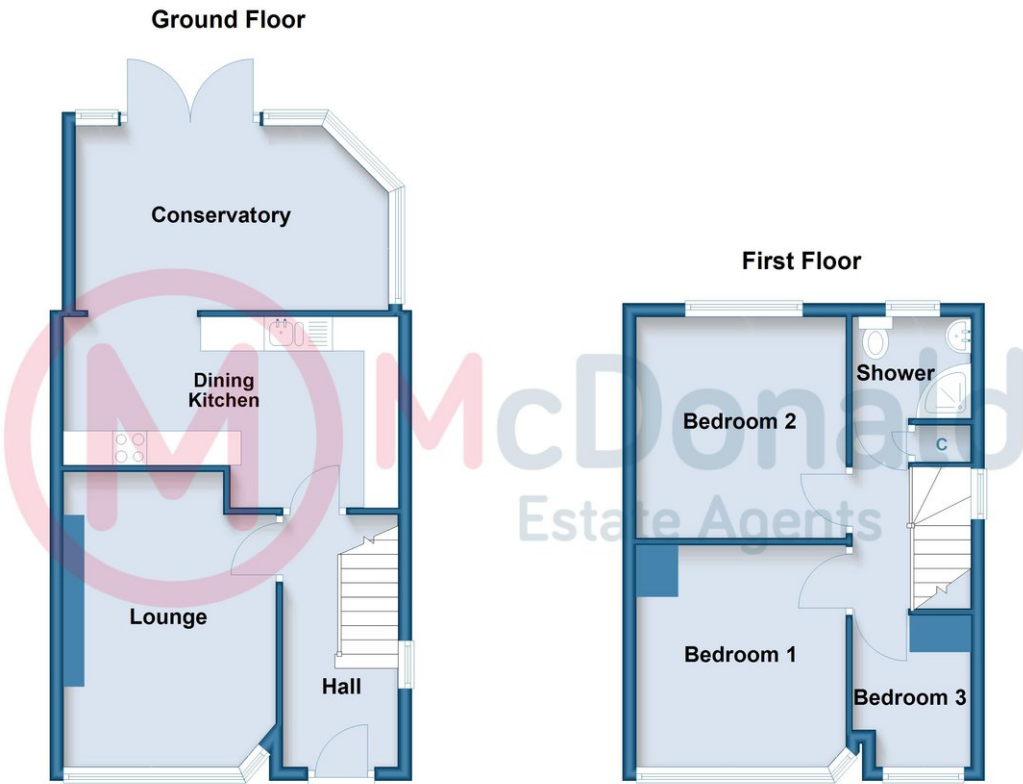


Directions: From office travel inland along Red Bank Road continuing straight ahead at the roundabout, through the village and onto Ingthorpe Avenue at the bottom turn left into Ashfield Road and Hastings Avenue is the second turning on the right hand side.

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		
(55-68) D	67	71
(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.

Hastings Avenue

Are YOU thinking of selling?

Call McDonald Estate Agents NOW, for your FREE market appraisal.