



8 Highcroft Avenue, Blackpool,
Lancashire, FY2 0BJ

Guide Price £130,000

This well-presented semi-detached home has been extended to the rear across both the ground and first floors, as well as into the loft space, providing generous and versatile accommodation throughout. The ground floor features a spacious main lounge that flows into an office area, leading through to a sizeable dining space adjoining the modern fitted kitchen. The first floor offers three bedrooms, including a master bedroom with an adjoining dressing room. The family bathroom benefits from an additional utility area for added convenience. A further loft room is located on the second floor. Externally, the property benefits from ample off-street parking, a garage, and a sunny south-facing plot. Ideally situated just 100 yards from local shops and only 0.6 miles from Bispham Village centre, this home combines space, style, and convenience.

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

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- **Three bedrooms**
- **PLUS Loft room**
- **Dressing room to master**
- **THREE reception areas**
- **FITTED kitchen**
- **Modern shower room**
- **UPVC double glazing**
- **Gas central heating**
- **SOUTH rear**
- **GARAGE plus parking**

Hall: Meter cupboard, staircase, UPVC double glazed front door and side window, Radiator.

Lounge: 11'11" x 10'3" (3.63 m x 3.12 m) Fitted gas fire with surround, Coved ceiling, Oak flooring, UPVC double glazed bay window, Radiator. Open to:-

Office: 9'2" x 7'6" (2.79 m x 2.29 m) Oak flooring, UPVC double glazed patio doors to dining room, Double radiator.

Kitchen: 9'3" x 8'2" (2.82 m x 2.49 m) Stylish range of fitted wall and base cupboard units, Complementary worktops, Built in double oven/grill and hob with extractor hood, Plumbed for washing machine and dishwasher, Tiled floor, UPVC double doors to:-

Dining Room: 15'1" x 9'0" (4.60 m x 2.74 m) Oak flooring, UPVC double glazed side door, patio doors and window, Radiator.

First Floor:

Landing: Built in airing cupboard, UPVC double glazed window, Radiator.

Bedroom 1: Arranged as...

...**Dressing Area:** 10'0" x 9'2" (3.05 m x 2.79 m) Fitted wardrobes.

...**Bedroom Area:** 10'0" x 8'3" (3.05 m x 2.51 m) Fitted wardrobes, UPVC double glazed window, Radiator

Bedroom 2: 12'1" x 9'10" (3.68 m x 3.00 m) UPVC double glazed bay window, Radiator.

Bedroom 3: 8'8" x 5'11" (2.64 m x 1.80 m) UPVC double glazed window, Radiator.

Utility Area: 5'8" x 4'10" (1.73 m x 1.47 m) Fitted storage cupboard, Panelled walls, Radiator.

Shower 'Wet' Room: Comprising; Shower area, Low flush WC, Pedestal wash basin, Panelled walls, UPVC double glazed window, Heated towel rail/radiator.



Second Floor:

Loft Room: 10'6" x 10'3" (3.20 m x 3.12 m) Double glazed skylight window, Radiator.

Outside:

Front: Brick/block paved for ease of maintenance.

Rear: Sunnier west/south-west aspect, Lovely stone paved patio, Flowerbed to border.

Garage: Detached brick garage.

Heating: Gas central heating (NOT TESTED)

Tenure: Double glazed skylight window, Radiator.

Council Tax: Band - C £2126.41 (2025/26)

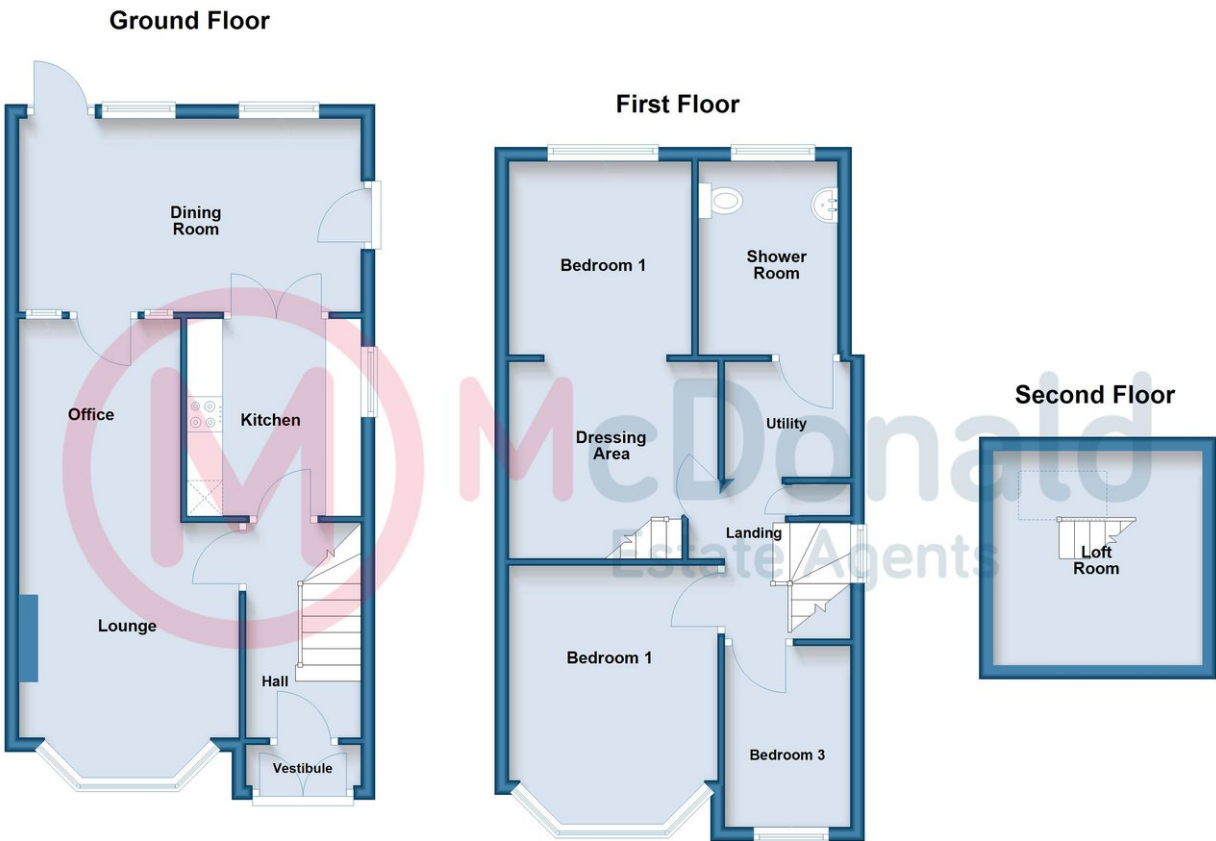


Directions: Take Red Bank Road and proceed inland to the roundabout, travel straight ahead through the village into Ingthorpe Avenue. At the end of the road turn left into Ashfield Road, Highcroft Avenue is the third turning on your right hand side.

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		74
(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.

Highcroft Avenue

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