



3 Tensing Avenue, Bispham,
Blackpool, FY2 9DQ

£159,950

A lovely Semi Detached Home that has been transformed since the current owners took over occupation, with modern Kitchen and Shower room facilities and a crisp decor theme throughout. The property is tucked away in a cul-de-sac location, in what is always a popular residential location.

- Lounge
- Dining Area
- Modern Kitchen
- Three Bedrooms
- Modern shower room
- UPVC double glazing
- Gas central heating
- Gardens
- Garage



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Hallway: Meter cupboard, Understairs storage, UPVC double glazed window and door, Radiator.

Lounge: 14'1" x 10'4" (4.29 m x 3.15 m) Feature fireplace, TV point, UPVC double glazed bay window, Radiator. Open to:-

Dining Area: 10'1" x 8'0" (3.07 m x 2.44 m) UPVC double glazed window, Radiator.

Kitchen: 10'1" x 7'8" (3.07 m x 2.34 m) Modern fitted wall and base cupboard units with complementary roll edge worktops, Gas cooker point with extractor over, Stainless steel sink, Tiled splash back, Plumbed for washing machine, Tiled floor, UPVC double glazed window and door, Radiator.



First Floor:

Landing: UPVC double glazed window, Loft access.

Bedroom 1: 14'3" x 10'0" (4.34 m x 3.05 m) Built in wardrobes, UPVC double glazed bay window, Radiator.



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

Bedroom 3: 7'2" x 5'10" (2.18 m x 1.78 m) Built in cupboard, UPVC double glazed window, Radiator.



Shower Room: Modern three piece shower room comprising; Step in cubicle, Low flush WC, Pedestal wash basin, Tiled walls and floor, Airing cupboard, UPVC double glazed window, Radiator.

Outside:

Front: Laid to paving.

Rear: Lawned area, Flower borders containing plant and shrubs.

Parking: Detached garage accessed via a shared drive, possible 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.

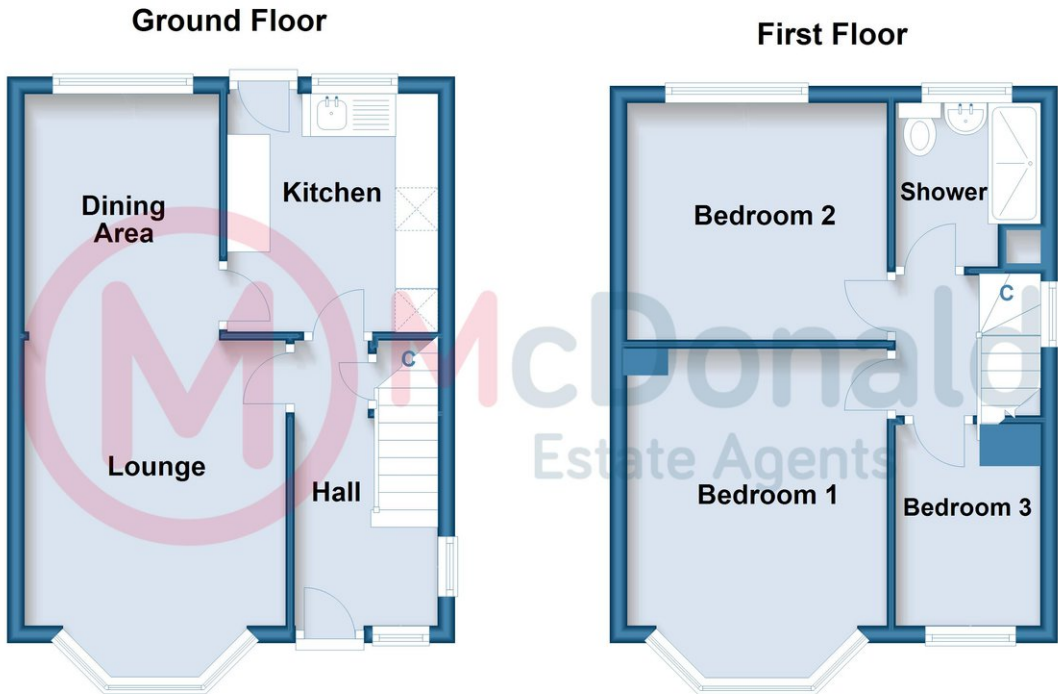
Council Tax: Band - B £1860.61 (2025/26)

Directions: From our office travel inland along Red Bank Road taking the last left before the roundabout into Norcliffe Road and then first right into Rivington Avenue and finally first right into Tensing Avenue.

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		83
(69-80) C	68	
(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.

Tensing Avenue

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