



15a Pembroke Avenue, Bispham,
Bispham, Blackpool, FY2 9PX

£167,950

A really cute and quirky Semi Detached home. Occupying a corner plot with its wrap around Gardens, the property has a well proportioned Lounge, a separate Dining Kitchen measuring over 19' in length, ground floor WC and an Integral Garage which is currently utilised as an office, whilst to the first floor are two double Bedrooms and a modern style Bathroom. A great spot, with the seafront literally at the end of the road, and sold with **NO ONWARD CHAIN.**

- Lounge
- Dining Kitchen
- Ground floor WC
- Two Bedrooms
- Bathroom
- Integral Garage (currently utilised as an Office)
- Gardens

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McDonald

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Vestibule: Tiled floor, UPVC double glazed door.

WC: Low flush WC, Wash basin.

Dining Kitchen: 19'6" x 9'4" (5.94 m x 2.84 m) Wall and base cupboard units with complementary roll edge worktop and matching breakfast bar, Built in oven and hob with extractor over, One and a half bowl stainless steel sink with mixer tap, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Utility: Plumbed for washing machine, UPVC double glazed window, Double glazed Velux window.

Office/Garage: The old garage is now utilised as an office space which could be reverted bay if required.

Lounge: 14'9" x 13'5" (4.50 m x 4.09 m) Fireplace with inset solid fuel store, Coved ceiling, Delft shelf, Wood effect laminate flooring, UPVC double glazed window, Radiator.

First Floor:

Landing: Loft access.

Bedroom 1: 14'9" x 13'5" (4.50 m x 4.09 m) Built in wardrobes, Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

Bedroom 2: 11'7" x 9'6" (3.53 m x 2.90 m) Built in cupboard housing gas central heating boiler, Picture rail, UPVC double glazed window, Radiator.

Bathroom: Three piece bathroom comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Tiled walls, UPVC stained glass window, Towel heater radiator.

Outside:

Gardens: There are south-west facing wrap around gardens, Mainly laid to lawn with established trees and shrubs.

Parking: Private block paved drive and possible garage.

Gas: Gas tested July 2025. (Gas safety Record available to view in the office).

Electric: Tested April 2024 (Electrical Installation Condition Report available to view in the office).

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)

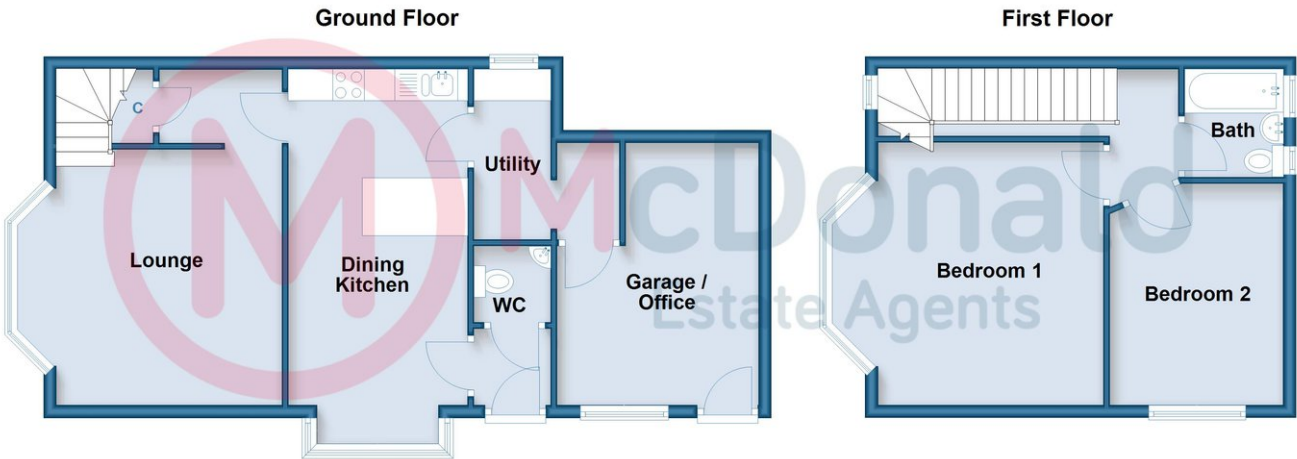


Directions: From Red Bank Road, proceed south along Warbreck Drive, Pembroke Avenue is the seventh road on the right.

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		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Pembroke Avenue

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