



66 Rossington Avenue, Bispham,
Blackpool, FY2 0DP

£140,000

Occupying a great plot with a Southerly facing rear and good levels of Parking, this Fielding built Semi Detached Home would benefit from some modernisation, but offers the perfect blank canvas to really make it your own!! A great First Time Buy or downsize, sold with **NO ONWARD CHAIN.**

- Lounge
- Dining Room
- Kitchen
- Three Bedrooms
- UPVC double glazing
- Gas central heating
- Gardens - South Easterly facing rear
- Off street Parking and Garage



McDonald

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Vestibule.

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

Lounge: 12'4" x 10'4" (3.76 m x 3.15 m) Recessed living flame gas fire, TV point, Coved ceiling, UPVC double glazed bay window. Archway to:-

Dining Room: 9'2" x 7'10" (2.79 m x 2.39 m) Coved ceiling, UPVC double glazed patio doors, Radiator.

Kitchen: 9'2" x 7'7" (2.79 m x 2.31 m) Wall and base cupboard units with complementary worktops, Single drainer stainless steel sink, Electric cooker point, UPVC double glazed window and door, Radiator.

First Floor:

Landing: Airing cupboard, Loft access, UPVC double glazed window.

Bedroom 1: 12'0" x 10'0" (3.66 m x 3.05 m) UPVC double glazed bay window, TV point, Radiator.

Bedroom 2: 10'0" x 9'2" (3.05 m x 2.79 m) TV point, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bedroom 3: 6'10" x 6'0" (2.08 m x 1.83 m) Built in cupboard, UPVC double glazed window, Radiator.

Bathroom: Modern style three piece bathroom comprising; Panelled bath with shower over, Low flush WC, Vanity wash basin, Tiled walls, UPVC double glazed window, Radiator.

Outside:

Front: Mainly block paved.

Rear: South-easterly facing, A combination of artificial lawn and concrete patio area.

Parking: Detached concrete sectional garage accessed via a private drive and additional 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 £1954.73 (2026/27)



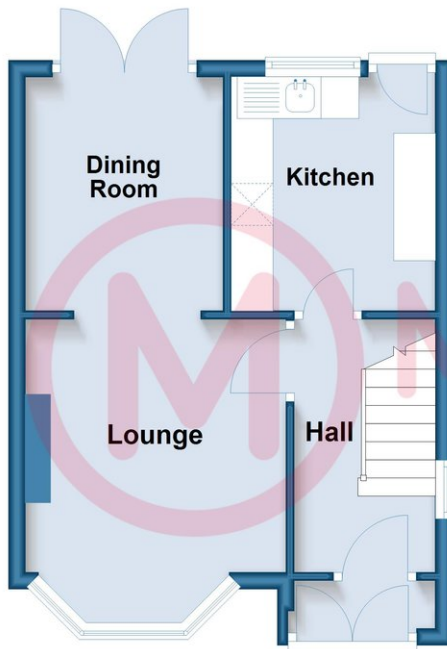
Directions: Proceed inland along Red Bank Road, continue across the roundabout and through the Village. At the T junction turn right into Ashfield Road, Rossington Avenue is the first on the left.

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.

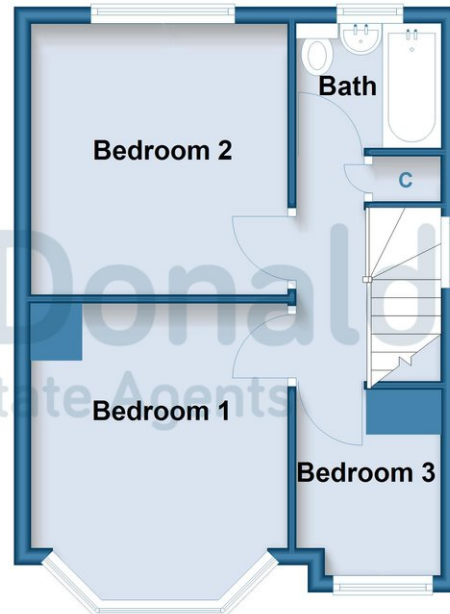
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Rossington Avenue

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