



22 Boston Avenue, Bispham,
Blackpool, FY2 9BZ

£295,000

This Detached True Bungalow has been TRANSFORMED by the current owners and now offers a superb standard of living throughout every inch. Two Reception rooms plus a Dining Kitchen, and a crisp decor theme throughout, the property is situated in a prime Bispham area so early viewing will be vital.

- Living room
- Sun Lounge
- Modern style Dining Kitchen
- Two Bedrooms
- Modern style Bathroom
- UPVC double glazing
- Gas central heating
- Gardens - In excess of 60' to the rear
- Garage & Drive



McDonald

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Vestibule: Tiled floor, Meter cupboard, Glazed doors to:-

Hall: Loft access, Radiator.

Lounge: 14'1" x 11'5" (4.29 m x 3.48 m) Feature fireplace with inset living flame gas fire, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Dining Kitchen: 19'0" x 12'4" (5.79 m x 3.76 m) Modern fitted wall and base cupboard units with complementary roll edge worktops, Split level oven and hob with extractor, One and a half bowl stainless steel sink with mixer tap, Plumbed for washing machine, UPVC double glazed windows and door, Radiator.

Bedroom 1: 12'10" x 11'0" (3.91 m x 3.35 m) Fitted wardrobes, UPVC double glazed window and Patio doors, Radiator.

Bedroom 2: 11'4" x 9'4" (3.45 m x 2.84 m) Fitted wardrobes, Coved ceiling, UPVC double glazed window, Radiator.

Sun Lounge: 12'10" x 12'4" (3.91 m x 3.76 m) Tiled floor, UPVC double glazed windows, Radiator.

Bathroom: Modern style four piece bathroom comprising; Panelled bath, Double walk-in shower, Pedestal wash basin, Low flush WC, Shaver point, Recessed lighting, UPVC double glazed window, Towel heater radiator.

Loft/Hobby Room: Light and power, Access via ladder.

Outside:

Front: Mainly concrete with inset beds and borders.

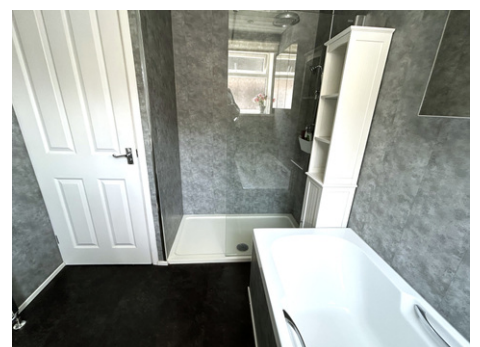
Rear: A beautiful rear garden over 65' in length, laid to a combination of lawn and paved patio areas with established trees and shrubs and water tap.

Parking: Garage and a private drive.

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 - D £2513.22 (2026/27)

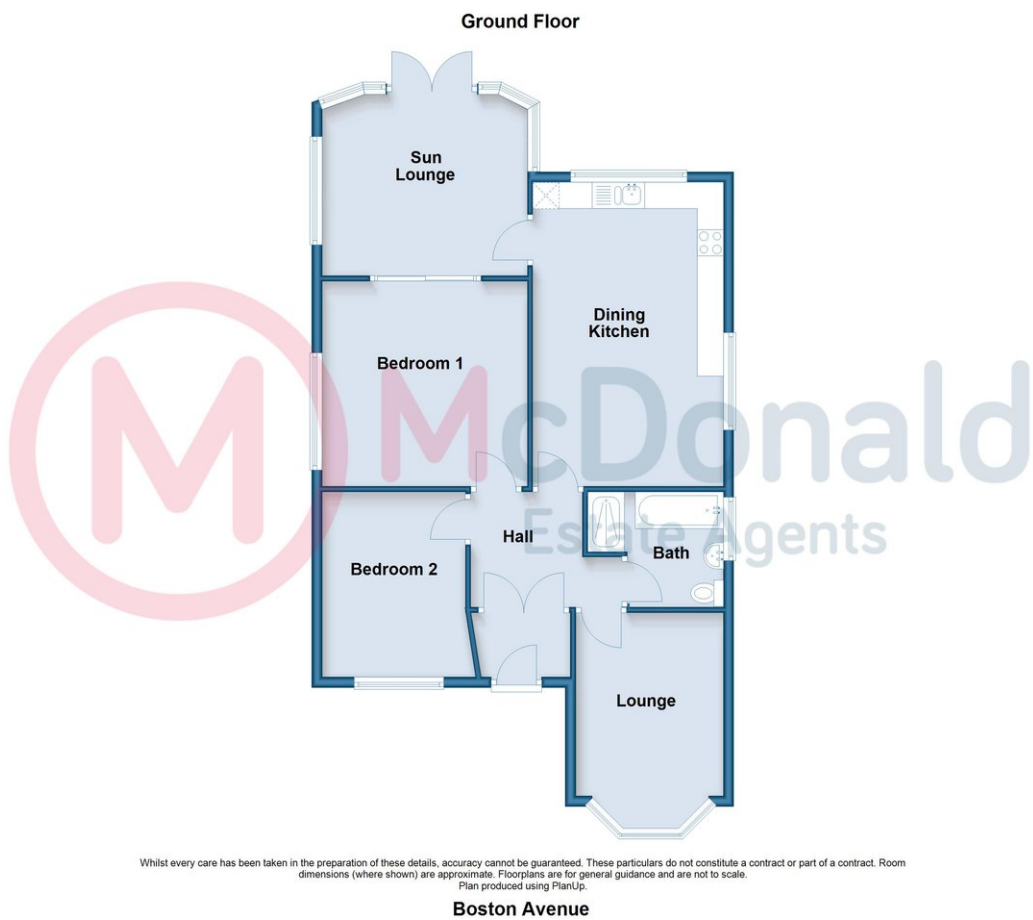


Directions: From our office on Red Bank Road proceed inland to the roundabout take the first exit into Devonshire Road. Take the second left turning into Crawford Avenue, and first right into Boston Avenue.

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			
(69-80) C			
(55-68) D		67	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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