



40 Sunny Bank Avenue, Blackpool,  
FY2 9EQ

**£225,000**

This beautiful and extended family home has been thoughtfully refurbished in recent months, now showcasing a stylish and immaculate décor throughout.

The accommodation offers two spacious reception rooms and a stunning modern fitted kitchen, complete with bi-fold patio doors opening onto a generous rear garden extending over 55ft. The kitchen is further complemented by a separate utility room and an additional WC.

Upstairs, the property features three well-proportioned bedrooms and a contemporary four-piece family bathroom.

Externally, there are gardens to both the front and rear. Ideally located just 0.3 miles from Bispham Village centre, with its wide range of amenities, and only 0.4 miles from the seafront.

Offered with no onward chain.

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- **Beautifully refurbished, extended home**
- **THREE bedrooms**
- **FOUR peice bathroom**
- **TWO receptions rooms**
- **STYLISH kitchen**
- **Utility / WC**
- **UPVC double glazing**
- **Gas central heating**
- **Rear gardens approx. 55ft**
- **Close to Bispham Village**

**Hall:** Spindled staircase, Understairs storage, Wood effect laminate flooring, UPVC double glazed front door and windows.

**Lounge:** 15'3" x 11'10" (4.65 m x 3.61 m) Feature fireplace, Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Double radiator.

**Second Lounge:** 13'6" x 11'1" (4.11 m x 3.38 m) Feature fireplace, Coved ceiling, Wood effect laminate flooring, Double radiator, Directly open to kitchen.

**Utility/WC:** 9'9" x 6'11" (2.97 m x 2.11 m) Modern fitted base cupboards, Complementary roll edge worktops, Plumbed for washing machine, Vanity wash basin, Low flush WC, Two UPVC double glazed windows, Electric panel heater.

**Kitchen:** 10'7" x 10'5" (3.23 m x 3.17 m) Modern range of fitted wall and base cupboards, Complementary roll edge worktops, Colour coordinated sink, Tiled splashback, Integrated fridge and dishwasher, Flavel electric cooker with six ring hob and oven/grill (available subject to negotiation), Over head extractor hood, UPVC double glazed bi-fold doors to the rear garden plus UPVC double glazed atrium style roof light.

**First Floor:**

**Landing:**

**Bedroom 1:** 15'4" x 11'3" (4.67 m x 3.43 m) Built in wardrobes to alcoves, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 13'5" x 11'2" (4.09 m x 3.40 m) UPVC double glazed window, Double radiator.

**Bedroom 3:** 7'11" x 7'1" (2.41 m x 2.16 m) UPVC double glazed window, Radiator.

**Bathroom:** Modern four piece bathroom comprising; Panelled bath with shower attachment, Separate shower cubicle, Vanity wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window.



**Outside:**

**Front:** flowerbed to border.

**Rear:** Crazy paved patio, Mostly lawned with patio leading to second paved patio. Approximately 55ft in length.

**Parking:** Off street parking to the front garden with concrete hardstanding plus;

**Garage:** Brick garage with an up and over door, Access via shared driveway.

**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 - C £2233.97 (2026/27)



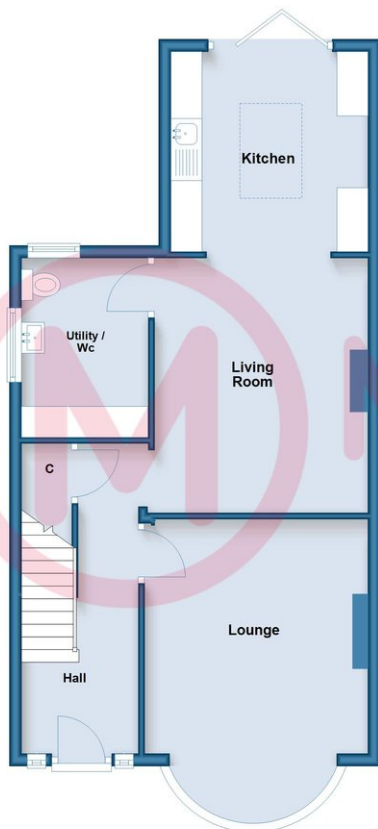
**Directions:** Take Red Bank Road and proceed inland, Sunny Bank Avenue is the second road on the right.

**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.

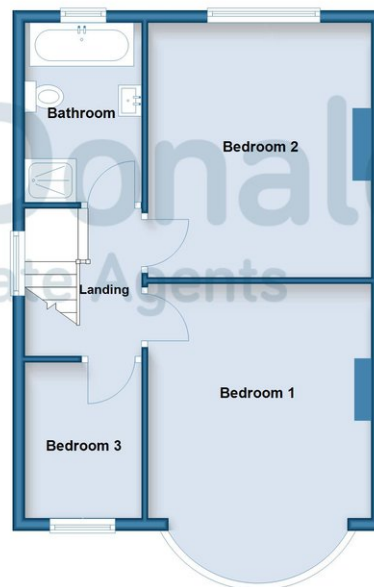
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Sunny Bank Avenue

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