



57 Toronto Avenue, Bispham, Blackpool, FY2 0PD

£149,995

A characterful Semi Detached House, with a welcoming hallway leading to the spacious open plan Lounge with wooden floors and solid fuel stove, a Dining Kitchen over 14' in length, and a mature Westerly facing rear Garden. A lovely cosy home.

- Hall
- Through Lounge
- Dining Kitchen
- Three Bedrooms
- Bathroom with separate WC
- Virtual Full Double Glazing
- Solid fuel fired central heating
- Gardens - Westerly facing rear
- Off Street Parking



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**Vestibule:** UPVC double glazed doors.

**Hall:** Wooden flooring, Meter cupboard, Coved ceiling Picture rail, Radiator.

**Through Lounge:** 21'6" x 11'0" (6.55 m x 3.35 m) Feature fireplace with a solid fuel stove, Wood flooring, Coved ceiling, TV point, Double glazed French doors to rear garden, UPVC double glazed bay window.

**Dining Kitchen:** 14'1" x 7'9" (4.29 m x 2.36 m) Wall and base cupboard units with Granite finish worktops, Recessed Belfast sink with mixer tap, Gas cooker point with extractor, Plumbed for washing machine and dishwasher, UPVC double glazed windows and door, Radiator.

**First Floor:**

**Landing.**

**Bedroom 1:** 13'2" x 10'7" (4.01 m x 3.23 m) UPVC double glazed bay window, Radiator.

**Bedroom 2:** 10'7" x 8'0" (3.23 m x 2.44 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 8'3" x 6'10" (2.51 m x 2.08 m) UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with shower over, Vanity wash basin, Built in cupboard, Radiator.

**Separate WC:** Low flush WC.

**Outside:**

**Front:** Mainly block paved with a raised bed.

**Rear:** A lovely westerly facing rear garden laid to a combination of lawn and patio areas with raised borders and a large timber shed/workshop and additional storage.

**Parking:** Off street parking to the front.

**Heating:** Solid fuel fired 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)



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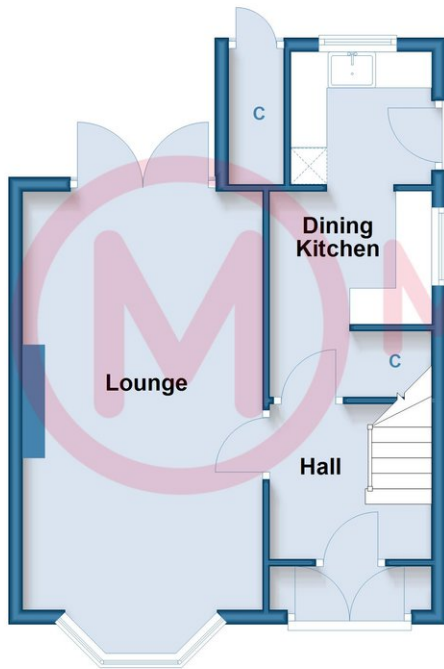
**Directions:** Take Red Bank Road and travel inland, at the roundabout take the third exit into Bispham Road. At the mini roundabout turn left into Moor Park Avenue, Toronto Avenue is the third road on the right.

**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>		71
(55-68)	<b>D</b>	62	
(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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Plan produced using PlanUp.

Toronto Avenue

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