



131 Cornwall Avenue, Bispham,
Blackpool, FY29QS

£204,950

This Semi Detached home offers superbly proportioned accommodation. To the ground floor are the two separate Reception rooms - both over 16', plus a Dining Kitchen which is over 23', whilst to the first floor are the three Bedrooms, Bathroom and Separate WC. In a popular spot at the most sought after end of Cornwall Avenue.

- Two separate Reception rooms
- Dining Kitchen - over 23'
- Three Bedrooms
- Family Bathroom
- Separate WC
- Gas central heating.
- Gardens - Westerly facing rear
- Garage

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McDonald

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Vestibule: Meter cupboard, UPVC double glazed door.

Hall: Understairs storage, Coved ceiling, Wood effect laminate flooring, Radiator.

Lounge: 16'0" x 12'0" (4.88 m x 3.66 m) Feature fireplace, TV point, Coved ceiling, Wood effect laminate flooring, Radiator.

Second Lounge: 16'0" x 11'0" (4.88 m x 3.35 m) Fireplace, Coved ceiling, Wood floors, TV point, French doors to rear garden, Radiator.

Dining Kitchen: 23'6" x 7'10" (7.16 m x 2.39 m) Modern style wall and base cupboards with complementary roll edge worktops, Built in oven and hob with extractor, Integrated microwave, Plumbed for washing machine and dishwasher, Single drainer ceramic sink with mixer tap, UPVC double glazed windows and door Radiator.

First Floor:

Landing: Loft access.

Bedroom 1: 16'0" x 11'0" (4.88 m x 3.35 m) Built in wardrobes, Coved ceiling, Radiator.

Bedroom 2: 16'0" x 11'0" (4.88 m x 3.35 m) Built in wardrobes, Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 3: 9'2" x 7'10" (2.79 m x 2.39 m) Coved ceiling, Radiator.

Bathroom: Comprising; Corner bath, Step in corner shower cubicle, Pedestal wash basin, Tiled walls and floor, UPVC double glazed window, Radiator.

Separate WC: Low flush WC, Tiled walls and floor, UPVC double glazed window.

Outside:

Front: Mainly laid to lawn.

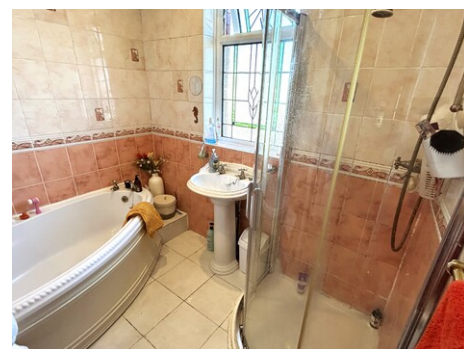
Rear: Westerly facing rear garden, Laid to lawn with a paved patio and an established apple tree.

Parking: Concrete sectional garage, Accessed via 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 £2392.21 (2025/26)



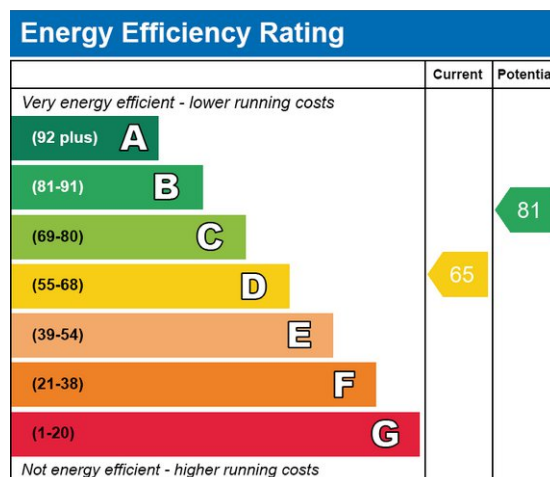
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Directions: From our office on Red Bank Road proceed south directly along Warbreck Drive. Take the fourth left into Lowther Avenue. At the bottom turn right into Cornwall Avenue.

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.



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