



18 England Avenue, Bispham,
Blackpool, FY2 9JG

£164,950

A thoroughly deceptive Semi Detached True Bungalow, which has been EXTENDED so now affords THREE Bedrooms, a Conservatory and a spacious 'L' shape Kitchen. A really convenient location just one road back from the ever popular Red Bank Road and all its amenities. Loads of potential and sold with NO ONWARD CHAIN.

- Lounge
- 'L' shape Kitchen
- Conservatory
- Three Bedrooms
- Shower room
- Gardens - Southerly facing rear
- Possible off street Parking



McDonald
Estate Agents

Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk




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Vestibule: UPVC double glazed door.

Hall: Coved ceiling, Meter cupboard, Dado rail, UPVC double glazed window, Two radiators.

Lounge: 14'9" x 12'5" (4.50 m x 3.78 m) Fireplace with gas fire, Dado rail, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Bedroom 1: 14'9" x 11'8" (4.50 m x 3.56 m) Fitted wardrobes, Coved ceiling, Radiator.

Conservatory: 13'3" x 10'9" (4.04 m x 3.28 m) Wood effect laminate flooring, TV point, UPVC double glazed windows, UPVC double glazed doors to the rear garden, Radiator.

Kitchen: 15'7" x 12'0" (4.75 m x 3.66 m) ('L' shape). Wall and base cupboard units with complementary roll edge worktops, One and a half bowl sink with mixer tap, Built in oven and hob with extractor hood, Wood effect laminate flooring, Built in oven and hob with extractor hood, Three UPVC double glazed windows, UPVC double glazed door to driveway, Radiator.

Bedroom 2: 13'0" x 11'9" (3.96 m x 3.58 m) Dado rail, TV point, UPVC double glazed window, Radiator.

Bedroom 3: 9'0" x 7'4" (2.74 m x 2.24 m) UPVC double glazed window, Radiator.

Shower Room: 'Wet room' style comprising; Shower area, Vanity wash basin, Low flush WC, UPVC double glazed window, Radiator.

Outside:

Front: Crazy paved with shrub borders.

Rear: Southerly facing, Concreted with mature shrub and tree borders.

Parking: Possible off street parking to the rear plus car port.

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)

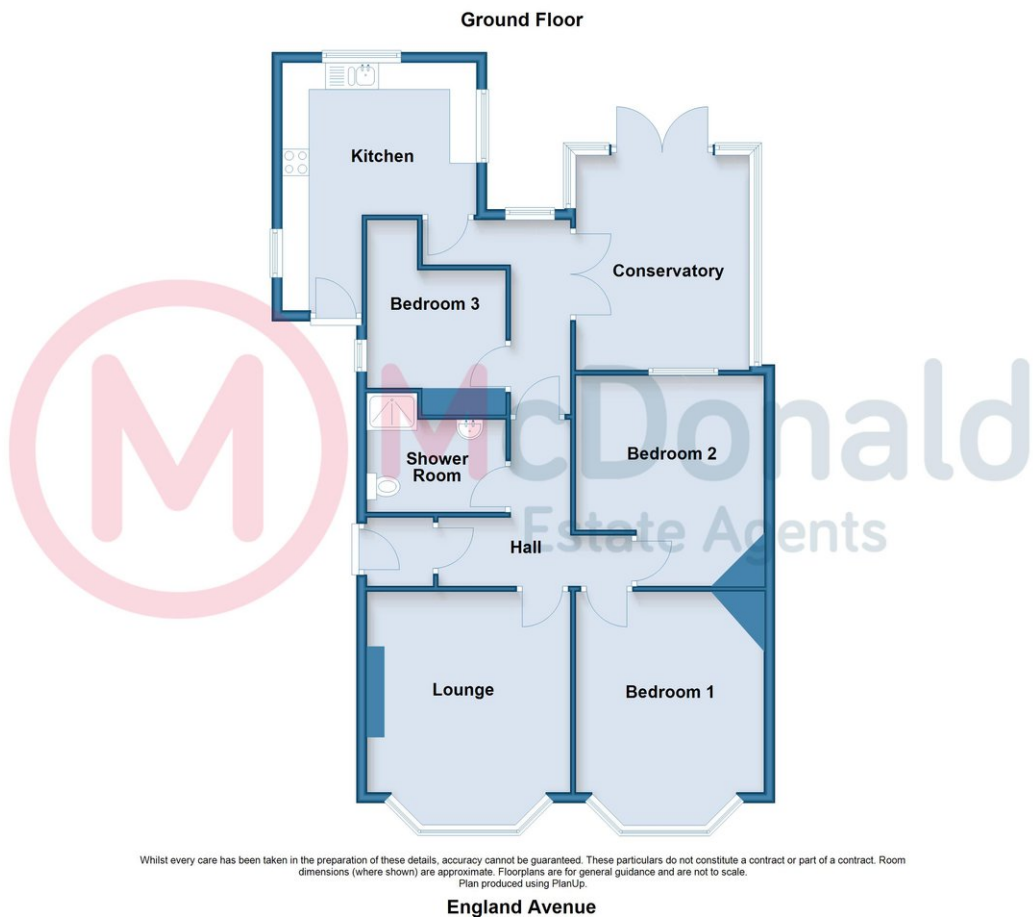


Directions: From our office on Red Bank Road continue towards the seafront and England Avenue is first on the right hand side.

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		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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