



27 Bryning Avenue, Bispham,
Blackpool, FY2 9LU

£149,950

An ideally situated Semi Detached True Bungalow, less than 400m from both Red Bank Road and the seafront. Extended to the rear, the property offers two Bedrooms, a Through Lounge over 26' in length plus a Conservatory, and a modern fitted Kitchen, and is sold with NO ONWARD CHAIN.

- Through Lounge / Dining Room
- Modern Kitchen
- Two Bedrooms
- Wet Room
- UPVC double Glazing
- Gas central heating
- Gardens
- 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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Porch: Wood effect laminate flooring, UPVC double glazed windows and door.

Lounge: 14'6" x 10'11" (4.42 m x 3.33 m) Wall mounted gas fire, Coved ceiling, TV point, UPVC double glazed bay window, Radiator. Open to:-

Dining Room: 12'10" x 9'9" (3.91 m x 2.97 m) Coved ceiling, Radiator, UPVC double glazed patio door to:-

Conservatory: 13'10" x 6'9" (4.22 m x 2.06 m) UPVC double glazed windows and doors to rear garden, Radiator.

Kitchen: 14'3" x 8'5" (4.34 m x 2.57 m) Modern fitted wall and base cupboard units with complementary roll edge worktops, One and a half bowl stainless steel sink with mixer tap, Built in low level hob with extractor, Plumbed for washing machine and dishwasher, UPVC double glazed window and door, Towel heater radiator.

Bedroom 1: 12'10" x 12'0" (3.91 m x 3.66 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 2: 11'8" x 7'9" (3.56 m x 2.36 m) Built in wardrobes, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Shower Room: 'Wet room' style comprising; Shower area, Wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Mainly paved.

Rear: Mainly paved with a timber deck.

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)

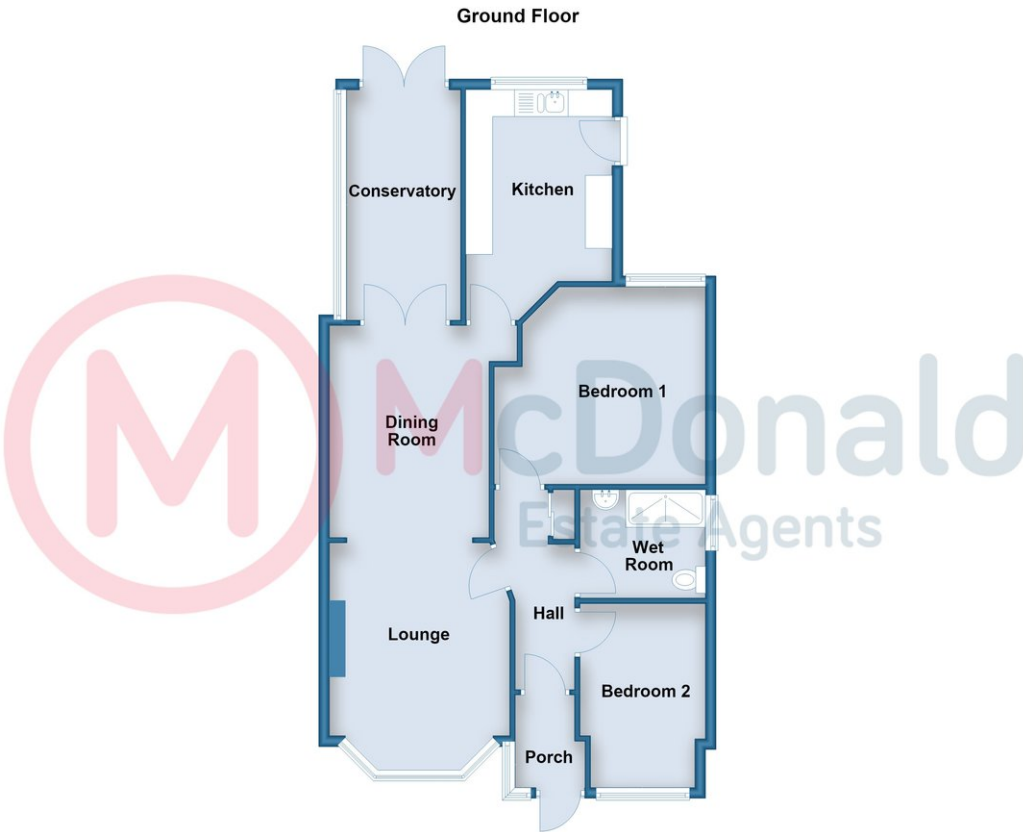


Directions: Take Red Bank Road inland and take the first right into Oldfield Avenue, Bryning Avenue is the third turning on the right.

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) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Bryning Avenue

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