



71 Bexley Avenue, Blackpool,  
FY2 0TE

**£149,950**

Is this just the perfect first time buy/downsize ? A lovely, cosy Semi Detached Home that also boasts a fantastic 13' x 11' Conservatory with a solid roof for all year round use. Beautifully presented throughout, and sold with NO ONWARD CHAIN.

- Lounge
- Kitchen
- Conservatory / Sun Lounge
- Two Bedrooms
- Shower room
- UPVC double glazing
- Gas central heating
- Gardens - South Easterly facing rear
- Parking



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Estate Agents

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**Porch:** UPVC double glazed window and door.

**Lounge:** 13'10" x 13'3" (4.22 m x 4.04 m) Fireplace with an inset living flame gas fire, TV point, UPVC double glazed window, Radiator.

**Kitchen:** 13'10" x 8'1" (4.22 m x 2.46 m) Fitted wall and base units with complementary work surfaces, Electric cooker point with extractor over, Sink with mixer tap, Plumbed for washing machine, Tiled floor, UPVC double glazed window and patio doors to :-



**Conservatory / Sun Lounge:** 13'0" x 11'0" (3.96 m x 3.35 m) Recessed lighting, UPVC double glazed windows and doors.

## First Floor:

**Landing:** UPVC double glazed window.

**Bedroom 1:** 11'7" x 10'8" (3.53 m x 3.25 m) Built in cupboard, UPVC double glazed window, Radiator.



**Bedroom 2:** 9'10" x 8'0" (3.00 m x 2.44 m) Fitted cupboards, Loft access, UPVC double glazed window, Radiator.

**Shower Room:** Three piece suite comprising; Step in shower, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Radiator.



## Outside:

**Front:** Mainly laid to lawn.

**Rear:** South-Easterly facing rear garden, Mainly laid to lawn with a paved patio and flower border.

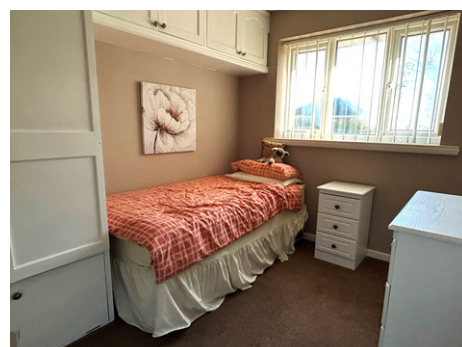
**Parking:** Driveway and possible garage space.

**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 - B £1860.61 (2025/26)





**Directions:** Take Whitegate Drive travelling north, continue along into Devonshire Road. After passing under the bridge, take the first right into Teesdale Avenue, and left at the end into Bexley 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.

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>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Bexley Avenue

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