



9 Fairfax Avenue, Bispham,  
Blackpool, FY2 0DA

**£170,000**

This Semi Detached True Bungalow has been EXTENDED to the rear elevation with a lovely Conservatory which overlooks the South Westerly facing rear Garden, and offers beautifully presented accommodation with modern style Kitchen and Bathroom facilities. Always a popular spot, and sold with NO ONWARD CHAIN.

- Lounge
- Modern style Kitchen
- Two double Bedrooms
- Conservatory
- Shower room
- UPVC Double glazing
- Gas central heating
- Gardens -South Westerly facing rear
- Garage



**McDonald**  
Estate Agents

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**Porch:** Meter cupboard, UPVC double glazed door.

**Lounge:** 13'0" x 10'10" (3.96 m x 3.30 m) Wall mounted gas fire, TV point, UPVC double glazed windows, Radiator.

**Inner Hall:** Loft access, Built in cupboard.

**Kitchen:** 11'0" x 8'4" (3.35 m x 2.54 m) Modern style wall and base cupboard units with complementary worktops, One and a half bowl stainless steel sink, Split level oven and hob with extractor, UPVC double glazed window and door, Radiator.

**Bedroom 1:** 12'2" x 9'11" (3.71 m x 3.02 m) UPVC double glazed window, Radiator.

**Dining Room/Bedroom 2:** 11'7" x 9'11" (3.53 m x 3.02 m) Coved ceiling, Wood effect laminate flooring, Radiator. Open to :-

**Conservatory:** 9'9" x 8'0" (2.97 m x 2.44 m) UPVC double glazed windows and door.

**Shower Room:** Comprising; Step in shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window,, Radiator.

**Outside:**

**Front:** Mainly gravelled.

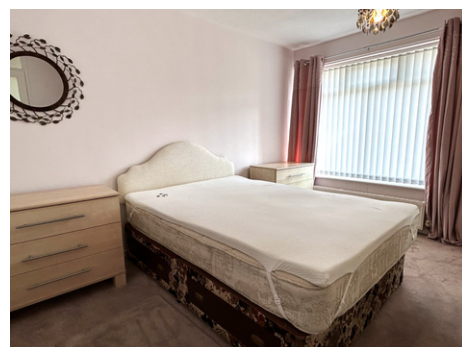
**Rear:** A lovely South-Westerly facing rear garden, mainly laid to lawn with established trees and shrubs.

**Parking:** Detached brick garage with 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 - B £1954.73 (2026/27)

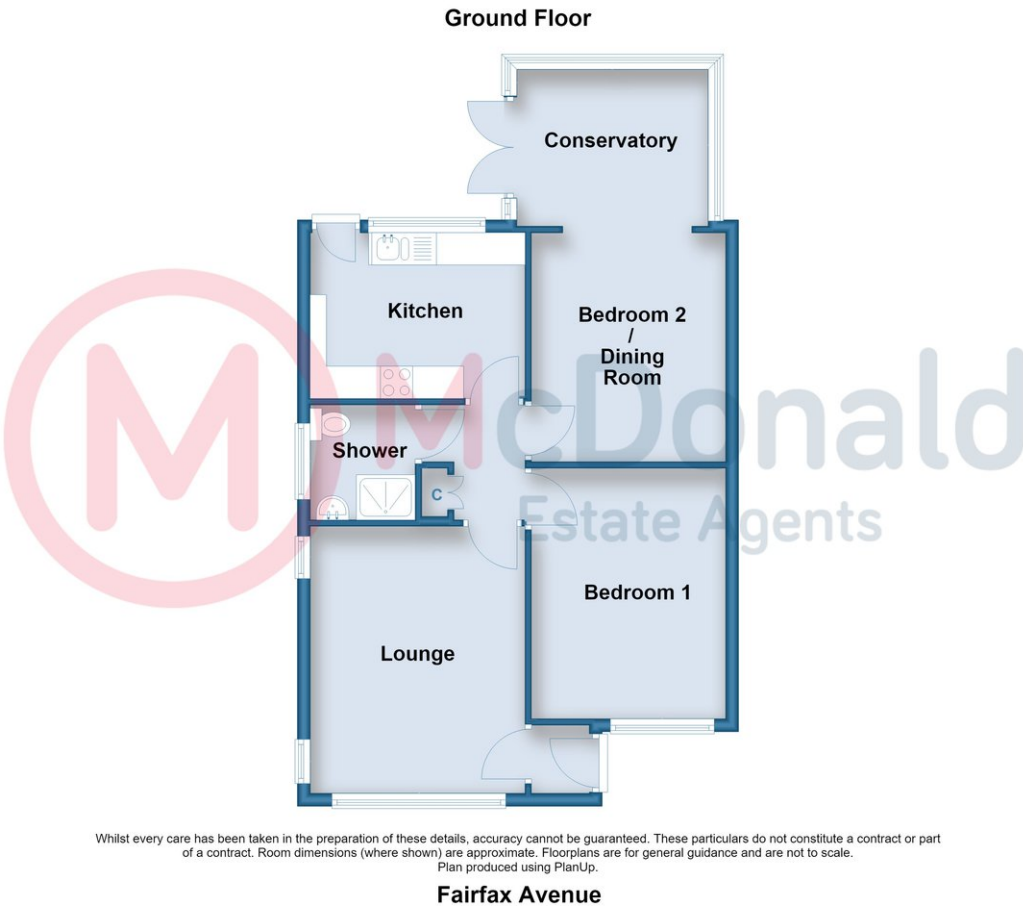


**Directions:** From our office on Red Bank Road travel inland to the roundabout and continue straight ahead. Pass the shopping area, and continue to the T junction. Turn left onto Ashfield Road and Fairfax Avenue is the second turning on the left.

**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>                            |         |           |
| (55-68) <b>D</b>                            | 63      | 70        |
| (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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