



11 Madison Avenue, Bispham,  
Blackpool, FY2 9HE

**£350,000**

A thoroughly imposing family size home affording simply **MAGNIFICENT** levels of accommodation set over three floors, PLUS a beautiful self contained 'Granny Flat' and a further 'cottage' building ripe for development. Sat in a fabulous location just off the Promenade - HAS TO BE SEEN !!

- Four Bedrooms -inc a Master Suite.
- Two separate Reception rooms.
- Dining Kitchen
- Detached self contained 'Granny Flat'
- Rear Garden over 65' in length
- Garden Cottage
- Parking
- Off seafront location

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1948.



**McDonald**

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**Entrance Porch:** UPVC double glazed windows and door.

**Hall:** Coved ceiling, UPVC double glazed windows, Radiator.

**Ground Floor WC:** Integrated low flush WC and vanity sink basin, Tiled floor, UPVC double glazed window, Towel heater radiator.

**Lounge:** 18'5" x 15'4" (5.61 m x 4.67 m) Fireplace, TV point, UPVC double glazed bay window, Radiator. Archway and steps leading to:-

**Dining Room:** 19'7" x 12'7" (5.97 m x 3.84 m) Coved ceiling, UPVC double glazed French doors to the rear garden.

**Dining Kitchen:** 18'4" x 14'7" (5.59 m x 4.44 m) Fitted wall and base cupboard units with coordinating work surfaces and breakfast bar, Stainless steel sink with mixer tap, Built in double oven and hob, Plumbed for washing machine and dishwasher, UPVC double glazed windows, Radiator.

## **First Floor:**

**Landing:** Feature window to the side elevation with decorative picture glass and leaded detail, Coved ceiling, Radiator.

**Bedroom 1:** 18'5" x 15'4" (5.61 m x 4.67 m) TV point, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 19'7" x 11'7" (5.97 m x 3.53 m) Built in wardrobes, UPVC double glazed bay window, Radiator.

**Bedroom 3:** 9'9" x 5'9" (2.97 m x 1.75 m) UPVC double glazed windows and door to a balcony area, Radiator.

**Bathroom:** Modern wet room style comprising; Corner bath, Pedestal wash basin, Low flush WC, Walk in shower area, Extractor, UPVC double glazed window, Radiator.

## **Second Floor:**

### **Landing:**

**Master Bedroom Suite:** 19'5" x 18'1" (5.92 m x 5.51 m) 'L' shaped, UPVC double glazed window, Radiator.

**Dressing Room:** 9'4" x 9'4" (2.84 m x 2.84 m) Double glazed Velux window, Radiator.

**En-Suite Shower Room:** ( ) Modern three piece suite comprising; Integrated low flush WC and pedestal wash basin, Step in shower, Double glazed Velux style window, Towel heater radiator.

**Utility:** 9'4" x 4'6" (2.84 m x 1.37 m) Modern base units with coordinating work surface, Single drainer sink, Double glazed Velux window.



**Outside:**

**Granny Annex:**

**Living area:** 17'10" x 10'4" (5.44 m x 3.15 m) Stunning modern fitted wall and base cupboard units with Quartz worktops, Split level oven and hob with extractor. Integrated fridge, freezer, dishwasher and washing machine. UPVC double glazed windows and French doors to rear garden.

**Shower Room:** Modern three piece comprising; Step in shower, Integrated low flush WC and wash basin, UPVC double glazed skylight, Towel heater radiator.

**Bedroom:** 10'4" x 9'0" (3.15 m x 2.74 m) Fitted wardrobes, UPVC double glazed window.

**Front Garden:** Laid to lawn with established shrubs and plants.

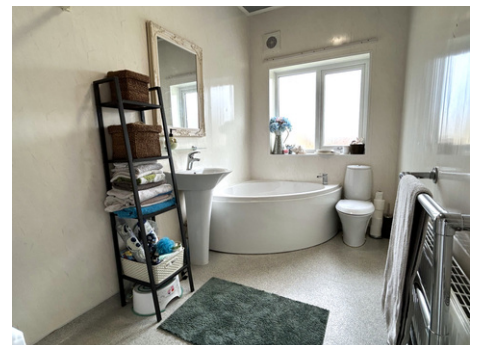
**Rear Garden:** Extending out to over 65ft, Laid to lawn with concrete patio areas and an additional 'cottage' measuring around 25' x 10' perfect for future redevelopment.

**Parking:** Private driveway.

**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 - E £3071.71 (2026/27)



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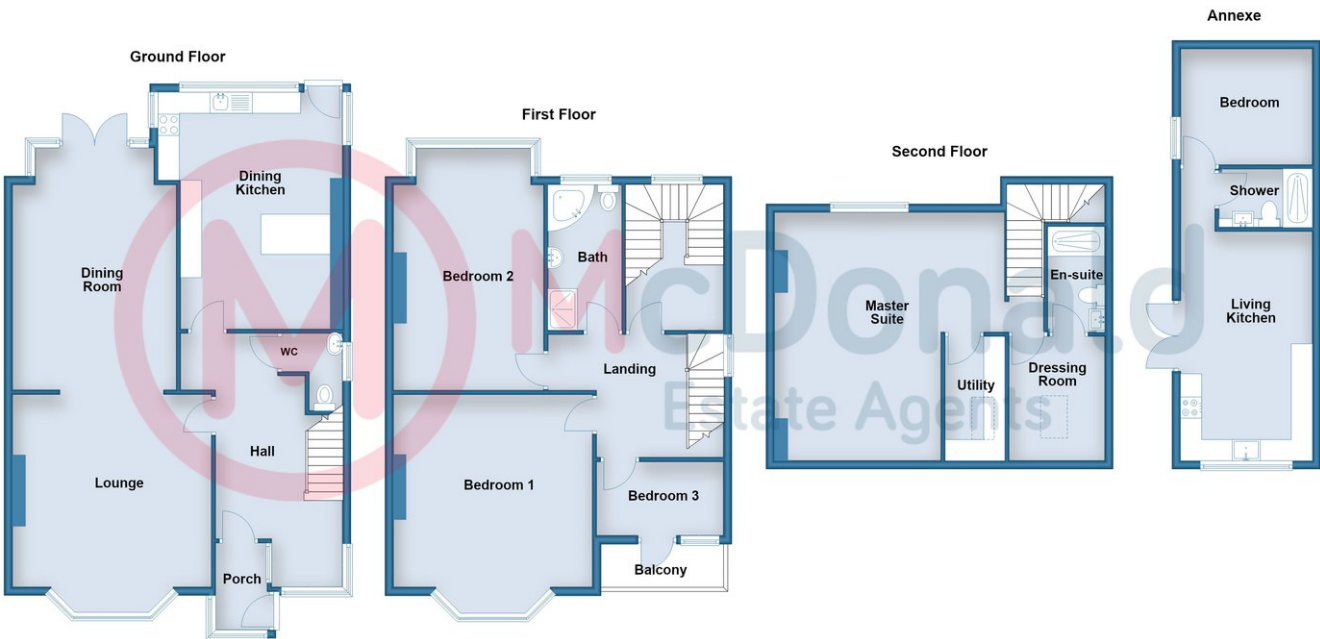


**Directions:** From our office travel along Red Bank Road towards the sea front. Turn right at the traffic lights into Queens Promenade and take the third right into Madison Avenue.

**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>                            | 71      | 76        |
| (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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**Madison Avenue**

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