



**3 England Avenue, Bispham,  
Blackpool, FY2 9JG**

**£186,000**

**This beautifully updated semi-detached home has been thoughtfully transformed by the current owner, offering stylish, contemporary décor throughout and ready to move in living.**

**The ground floor features a spacious lounge, and a bright open-plan second reception room flowing seamlessly into a modern kitchen and dining area — perfect for entertaining. A practical utility area and a sleek ground floor shower room complete the layout.**

**Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom.**

**Ideally located just 80 yards from Red Bank Road, you'll have a wide range of shops, cafés, and amenities right on your doorstep, with the scenic Queen's Promenade only 0.2 miles away.**

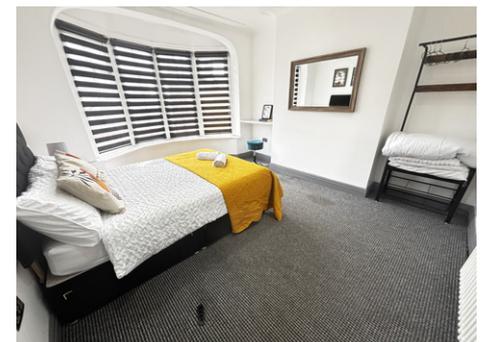
- Fully renovated with modern, stylish interiors
- Generous lounge plus open-plan kitchen, dining & second reception space
- Handy utility area and ground floor shower room
- Contemporary family bathroom
- Sold with no chain delay
- Just 80 yards from Red Bank Road's amenities
- Only 0.2 miles from Queen's Promenade

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## Open Porch:

**Hall:** Tiled floor, Staircase.

**Lounge:** 14'2" x 11'9" (4.32 m x 3.58 m) Coved ceiling, UPVC double glazed bay window, Feature radiator.

**Second Lounge Area:** 15'3" x 10'9" (4.65 m x 3.28 m) Coved ceiling, Tiled floor, Flat vertical radiator. Directly open to:-

**Kitchen Area:** 9'5" x 6'10" (2.87 m x 2.08 m) Stylish range of fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven and grill, microwave and hob with extractor hood, Plumbed for dishwasher, Tiled splashback, Tiled floor, UPVC double glazed window.

**Dining Area:** 14'2" x 4'8" (4.32 m x 1.42 m) Tiled floor, Electric heater, UPVC double glazed patio door. Incorporating:-

**Utility Area:** Plumbed for washing machine.

**Shower Room:** Stylish three piece suite comprising; Large shower cubicle, Vanity wash basin, Low flush WC, Tiled walls and floor, Heated towel rail/radiator.



## First Floor:

**Landing:** UPVC double glazed window.

**Bedroom 1:** 14'6" x 11'0" (4.42 m x 3.35 m) Coved ceiling, Feature radiator, UPVC double glazed bay window.

**Bedroom 2:** 15'2" x 10'9" (4.62 m x 3.28 m) UPVC double glazed bay window, Feature radiator.

**Bedroom 3:** 6'11" x 6'7" (2.11 m x 2.01 m) Estimate size. UPVC double glazed window.

**Bathroom:** Stylish four piece bathroom comprising; Panelled bath with overhead shower attachment and screen, Vanity wash basin, Low flush WC, Separate shower cubicle, Tiled floor and walls, Heated towel rail/radiator.



## Outside:

**Front and Side:** Stone gravelled for ease of maintenance.

**Rear:** Raised timber decking.

**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)



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

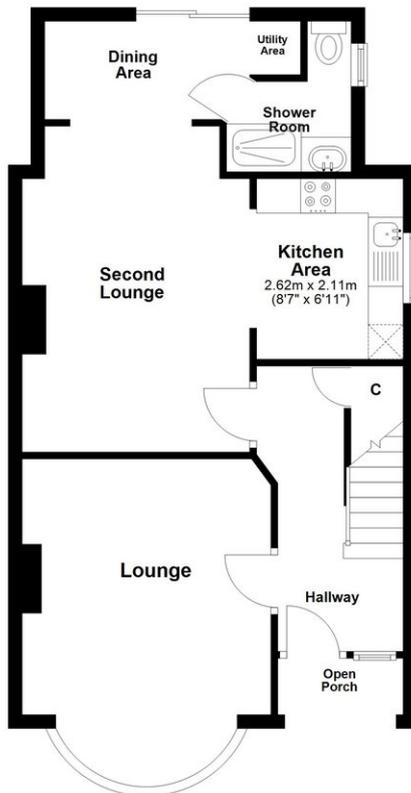
**General Disclaimer:** Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** 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)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>	67	
(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			

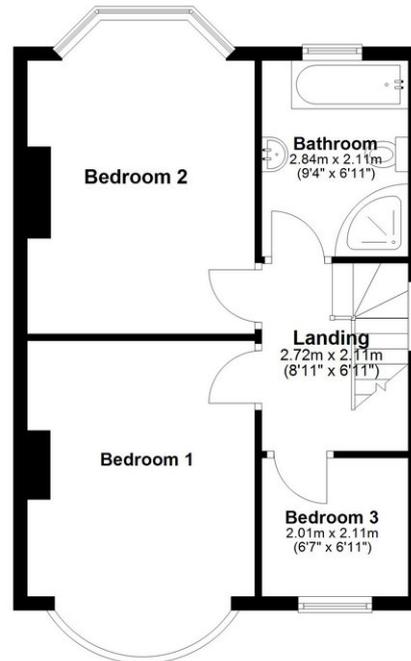
**Ground Floor**

Approx. 53.3 sq. metres (573.7 sq. feet)



**First Floor**

Approx. 43.7 sq. metres (470.1 sq. feet)



Total area: approx. 97.0 sq. metres (1043.9 sq. feet)

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