



McDonald

Estate Agents

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5 Rivington Avenue, Bispham,
Blackpool, FY2 9ER



£169,950

TRANSFORMED by the current owner, and beautifully presented with a contemporary decor theme throughout, this Semi Detached Family home has been extended to the rear ground floor elevation, and now offers two separate Reception Rooms to include a Lounge measuring over 21' in length, and a Kitchen which is over 15'. An an increasingly popular location just around 150 yards from Red Bank Road.

- Living room
- Lounge - over 21' in length
- Kitchen over 15'
- Three bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Gardens



Successfully selling property since
1948.



Porch: UPVC double glazed windows and door.

Hall: Meter cupboard, Understairs storage, Coved ceiling, Radiator.

Living Room: 12'2" x 10'2" (3.71 m x 3.10 m) Recessed electric focal point fire, TV point, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Through Lounge: 21'8" x 10'0" (6.60 m x 3.05 m) Feature fireplace with inset living flame gas fire, TV point, Coved ceiling, Double glazed bay window, Radiator.

Kitchen: 15'3" x 7'0" (4.65 m x 2.13 m) Modern style wall and base cupboard units with complementary worktops, Single drainer stainless steel sink with mixer tap, Gas cooker point with extractor, Plumbed for washing machine and dishwasher, UPVC double glazed windows and door.

First Floor:

Landing: Coved ceiling, UPVC double glazed window. Loft access - part boarded with light.

Bedroom 1: 12'2" x 9'10" (3.71 m x 3.00 m) Fitted wardrobes, UPVC double glazed bay window, Radiator.

Bedroom 2: 9'6" x 9'2" (2.90 m x 2.79 m) Built in wardrobes, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 3: 6'7" x 6'0" (2.01 m x 1.83 m) UPVC double glazed window, Radiator.

Bathroom: Three piece suite comprising; Panelled bath with shower over, Low flush WC, Pedestal wash basin, UPVC double glazed window, Radiator.

Outside:

Front: Mainly laid to slate chippings.

Rear: Laid to lawn with a paved patio and established trees.

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)



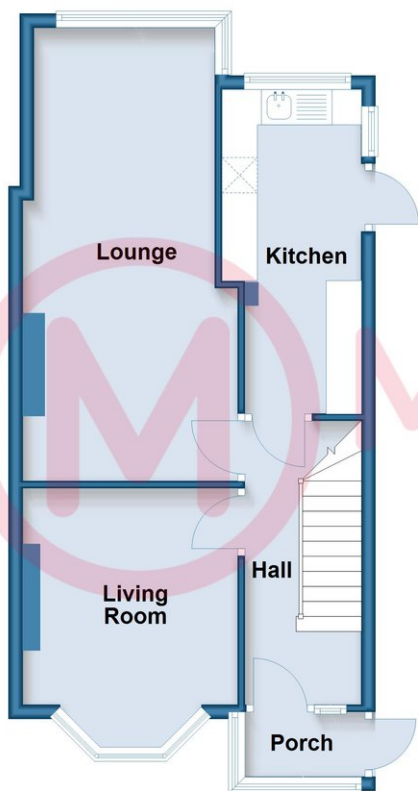
Directions: From our office on Red Bank Road proceed inland, take the fourth left into Montpelier Avenue, and finally first right into Rivington Avenue.

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)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Rivington Avenue

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