



20 Davenport Avenue, Bispham,
Blackpool, FY2 9EP

£169,950

This BEAUTIFUL Semi Detached home offers immaculately presented living throughout with modern style Kitchen and Bathroom facilities and a contemporary décor theme, whilst externally there is also a fantastic rear garden over 90' in length. Sold with NO ONWARD CHAIN - A must see !

- Two Reception rooms
- Modern Kitchen
- Three Bedrooms
- Modern Bathroom
- Gas central heating
- UPVC double glazing
- Off street parking
- South Easterly facing rear garden - over 90'



McDonald
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Hall: Meter cupboard, Understairs storage housing gas central heating boiler, UPVC double glazed window and door, Radiator.

Lounge: 12'1" x 10'3" (3.68 m x 3.12 m) Wall mounted electric fire, TV point, Coved ceiling, UPVC double glazed bay window, Radiator.
Archway to:-

Dining Room: 11'0" x 9'10" (3.35 m x 3.00 m) Feature fireplace with electric fire, TV point, UPVC double glazed window, Radiator.

Breakfast Kitchen: 13'5" x 6'7" (4.09 m x 2.01 m) Modern fitted wall and base cupboard units with complementary roll edge worktops and breakfast bar, Integrated oven and hob with extractor, Single drainer stainless steel sink, Wood effect laminate flooring, UPVC double glazed windows and door, Radiator.

Rear Vestibule: Plumbed for washing machine, UPVC double glazed windows and door.

First Floor:

Landing: Loft access, UPVC double glazed window.

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

Bedroom 2: 9'7" x 9'2" (2.92 m x 2.79 m) Built in cupboard, 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: Modern style three piece bathroom suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Tiled walls and floor, Recessed lighting, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Concreted with flower borders.

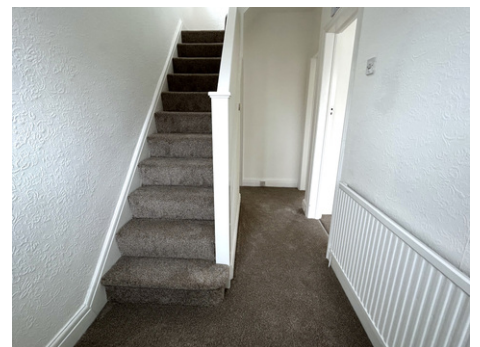
Rear: A really impressive rear Garden, South easterly facing and over 90ft in length.

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 - B £1954.73 (2026/27)



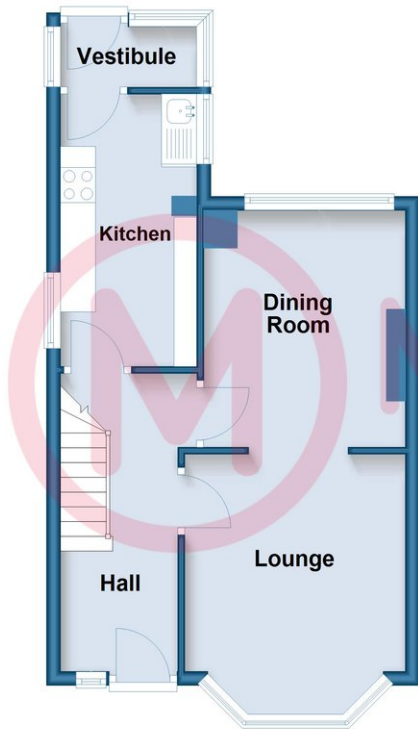
Directions: From our office travel inland along Red Bank Road turning fourth left into Montpelier Avenue and then take your second right into Davenport Avenue.

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		76
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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20 Davenport Ave

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