



65 Bryning Avenue, Bispham,  
Blackpool, FY2 9LZ

**£330,000**

An impressive Double Fronted Detached offering versatile accommodation which would be equally suitable for the Bungalow buyer as it would for those wanting a family Home. To the ground floor is a rather grand Living room, Dining Kitchen - which is over 19' - Conservatory, Two double Bedrooms and the Bathroom, whilst to the first floor is a further Sitting room with study area, and the third Bedroom - with en-suite. Externally the dimensions are no less impressive with a beautiful rear Garden, tandem Garage building and plenty of Parking. **NEEDS TO BE SEEN**

- Three Bedrooms - one with en-suite
- Lounge
- Dining Kitchen - over 19'
- Conservatory
- Air Source Heat pump central heating
- Gardens -around 75' to the rear
- Tandem Garage building and additional Parking



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**Vestibule:** Meter cupboard, Coved ceiling, Wall and floor tiles, UPVC front door.

**Hall:** Coved ceiling, wood effect laminate flooring, Staircase to the first floor, Radiator.

**Lounge:** 17'1" x 13'0" (5.21 m x 3.96 m) Feature fireplace, TV point, Ornate ceiling plaster work, UPVC double glazed feature stained glass bay window, Radiator.

**Dining Kitchen:** 19'5" x 11'10" (5.92 m x 3.61 m) Fitted wall and base cupboard units with complementary worktops, Built in oven and hob with extractor, Integrated fridge freezer, Stainless steel sink with drainer, Coved ceiling, UPVC double glazed windows and door, Two radiators.

**Conservatory:** 18'4" x 8'7" (5.59 m x 2.62 m) UPVC double glazed windows and patio doors leading to the rear garden, Radiator.

**Bedroom 1:** 15'6" x 12'5" (4.72 m x 3.78 m) Fitted wardrobes, Coved ceiling, UPVC double glazed feature stained glass bay window, Radiator.

**Bedroom 2:** 12'0" x 11'6" (3.66 m x 3.51 m) Fitted wardrobes, Coved ceiling, Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Bathroom:** Three piece suite comprising; Panelled bath with mixer shower, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed stained glass feature window, Heated towel rail.

#### **First Floor:**

**Sitting Room/Home Office:** 19'5" x 10'7" (5.92 m x 3.23 m) Sitting room with additional space for a home office, Eaves storage, Wood effect laminate flooring, Double glazed Velux window, Double glazed window, Radiator.

**Bedroom 3:** 14'3" x 12'11" (4.34 m x 3.94 m) Wood effect laminate flooring, Double glazed Velux window, Radiator.

**En-Suite:** Modern fitted three piece en-suite shower room comprising; Walk in shower, Pedestal wash basin, Low flush WC, Double glazed Velux window, Radiator.

#### **Outside:**

**Front:** Established hedging affording excellent levels of privacy.

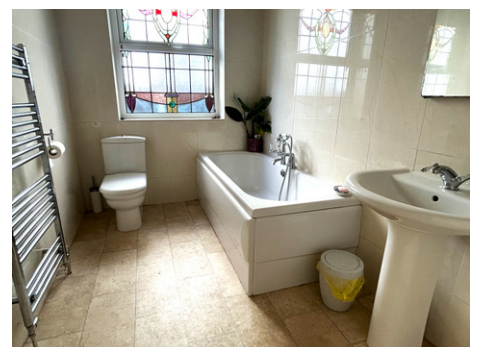
**Rear:** A beautiful rear garden around 75' in length, Mainly laid to lawn with a paved patio and an array of trees shrubs and plants.

**Parking:** Boasting a double (tandem) Garage over 31' in length, currently divided up to provide a utility room with light power and plumbing, plus a storage/ parking piece. This is accessed via a long private driveway affording plenty of off street parking.

**Heating:** Air Source Heat Pump 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 - D £2392.21 (2025/26)

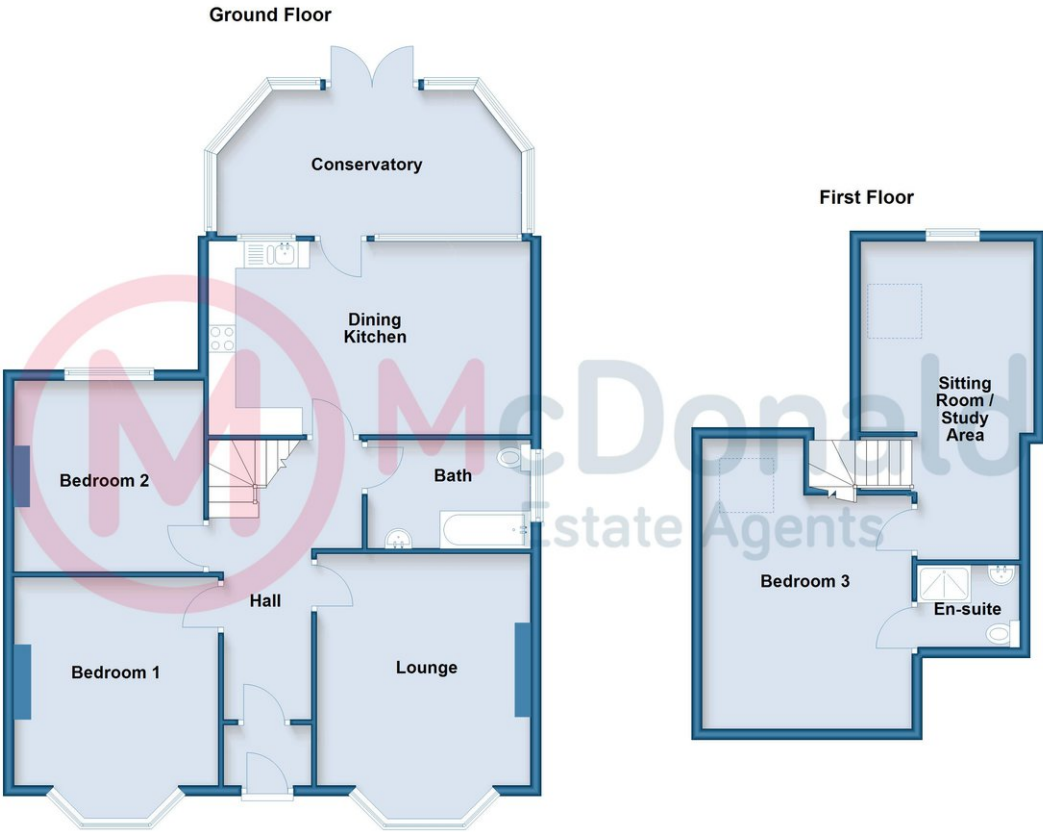


**Directions:** Take Red Bank Road inland and take the first right into Oldfield Avenue, Bryning Avenue is the third turning on the left.

**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>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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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Plan produced using PlanUp.

Bryning Avenue

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