



44 Bryning Avenue, Bispham,  
Blackpool, FY2 9LZ

**£119,950**

Lovely, cosy, two Bedroom Semi-Detached home located on a popular Avenue less than 0.5 miles from Queens Promenade, and just 0.3 miles from Bispham Village centre. Boasting a Southerly facing rear, the property is also sold with NO ONWARD CHAIN.

- Two Bedrooms
- Two Reception rooms
- UPVC double glazing
- Gas central heating
- Gardens - SOUTHERLY facing rear
- Off street Parking

**McDonald**  
Estate Agents  
**Fylde Coast Property Hub**  
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**Vestibule:** Meter cupboard, UPVC double glazed door, Radiator.

**Lounge:** 14'3" x 12'0" (4.34 m x 3.66 m) Fireplace, TV point, Coved ceiling, UPVC double glazed bay window, Radiator.

**Kitchen:** 8'10" x 6'0" (2.69 m x 1.83 m) Wall and base cupboard units with complementary worktops, Single drainer sink with mixer tap, Gas cooker point, Plumbed for washing machine, UPVC double glazed window and door.

**Dining Room:** 12'2" x 8'7" (3.71 m x 2.62 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

#### First Floor:

**Landing:** Loft access, UPVC double glazed window.

**Bedroom 1:** 13'10" x 12'2" (4.22 m x 3.71 m) Built in wardrobe, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 8'10" x 7'9" (2.69 m x 2.36 m) UPVC double glazed window, Radiator.

**Shower Room:** Comprising; Corner step in shower, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Radiator.

#### Outside:

**Front:** Laid to resin bonded gravel.

**Rear:** A lovely sunny South-Easterly facing rear garden. A combination of lawn and established borders, Brick built shed.

**Parking:** Off street parking to the front plus 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 £1860.61 (2025/26)



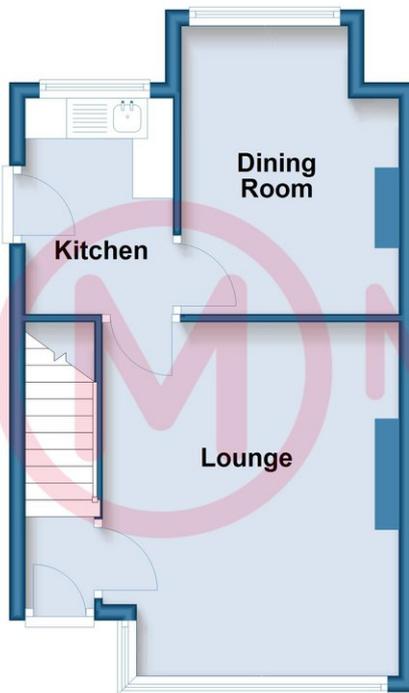
**Directions:** Take Red Bank Road inland and take the first right into Oldfield Avenue, Bryning Avenue is the third turning on the left.

**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.

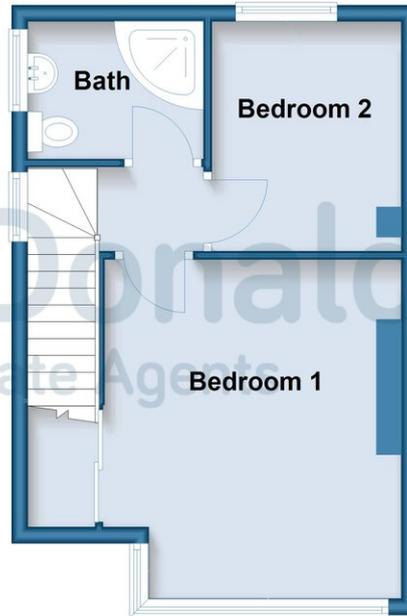
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

### Ground Floor



### First Floor



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Plan produced using PlanUp.

### Bryning Avenue

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