



**McDonald**

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**52 Knowle Avenue, Bispham,  
Blackpool, FY2 9UD**



**£194,950**

**This Semi Detached home would benefit from upgrading but offers superbly proportioned accommodation. To the ground floor are the two separate Reception rooms, plus a Dining Kitchen over 24' whilst to the first floor are the three Bedrooms, Bathroom and Separate WC. Always a popular location, and sold with NO ONWARD CHAIN.**

- Two Reception rooms
- Dining Kitchen - over 24'
- Three Bedrooms
- Family Bathroom
- Separate WC
- UPVC double glazing; Gas central heating.
- Gardens
- Garage (currently a workshop)



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**Vestibule:** Meter cupboard, UPVC double glazed door.

**Hall:** Built in cupboard, Coved ceiling, Delft shelf, Wood effect laminate flooring, Radiator.

**WC:** Low flush WC, UPVC double glazed window.

**Lounge:** 16'1" x 12'2" (4.90 m x 3.71 m) Recessed fireplace, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

**Dining Room:** 15'10" x 11'3" (4.83 m x 3.43 m) Recessed fire, Coved ceiling, UPVC double glazed bay window, Radiator.

**Dining Kitchen:** 24'2" x 8'0" (7.37 m x 2.44 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, One and a half bowl stainless steel sink with mixer tap, Plumbed for washing machine, UPVC double glazed windows and door, Radiator.

### First Floor:

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

**Bedroom 1:** 16'1" x 11'5" (4.90 m x 3.48 m) Fitted wardrobes, Coved ceiling, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 15'10" x 11'5" (4.83 m x 3.48 m) Built in wardrobe, Wood effect laminate flooring, Coved ceiling, UPVC double glazed bay window, Radiator.

**Bedroom 3:** 9'2" x 8'0" (2.79 m x 2.44 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath, Step in shower cubicle, Pedestal wash basin, Tiled walls, UPVC double glazed window, Radiator.

**Separate WC:** Low flush WC, UPVC double glazed window.

### Outside:

**Front:** Laid to gravel with established borders.

**Rear:** Mainly paved.

**Parking:** Private drive leading to garage - currently used as storage/workshop.

**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 - D £2513.22 (2026/27)



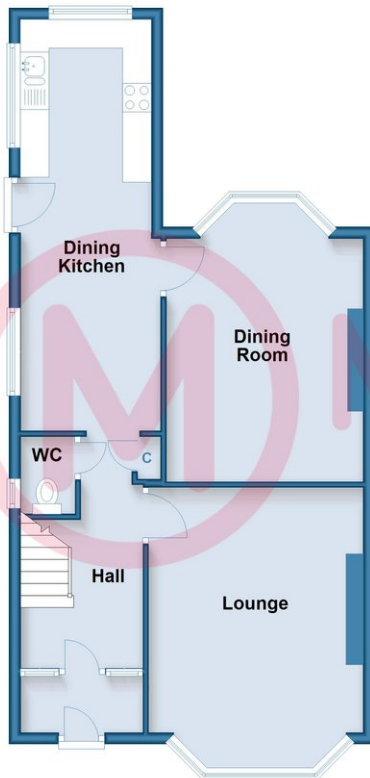
**Directions:** From our office on Red Bank Road travel inland along Red Bank Road. At the roundabout take the fourth right into Devonshire Road, Knowle Avenue is the second turning on the right after passing North Shore Golf Course.

**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>		
(55-68)	<b>D</b>	65	73
(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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Knowle Avenue

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