



McDonald
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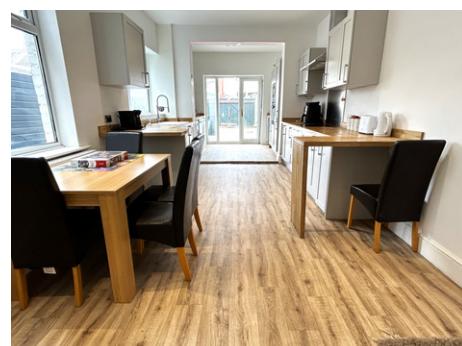
**12 Cornwall Avenue, Bispham,
Blackpool, FY2 9QW**



£150,000

This traditional Mid Terrace Home affords really generous living accommodation. The ground floor features two well proportioned reception rooms, and a FANTASTIC modern Dining Kitchen measuring over 28' in length, whilst to the first floor are the three Bedrooms - the master has its own walk in wardrobe, and even the smallest is a generous 11'7 x 10'5 - and a stunning modern Shower Room. A nice example sold with NO ONWARD CHAIN.

- Two separate Reception Rooms
- Modern Dining Kitchen - over 28'
- Three Bedrooms
- Modern Shower Room
- UPVC double glazing
- Gas central heating
- Gardens
- Possible off street parking to the rear.



Successfully selling property since
1948.



Vestibule: UPVC double glazed door, Meter cupboard.

Hall: Wood effect laminate flooring, Coved ceiling, Picture rail, Meter cupboard.

Lounge: 15'3" x 11'9" (4.65 m x 3.58 m) Feature fireplace, Coved ceiling, UPVC double glazed bay window, Radiator.



Dining Room: 16'1" x 10'7" (4.90 m x 3.23 m) Coved ceiling, Fireplace with an inset living flame gas fire, UPVC double glazed window, Radiator.

Dining Kitchen: 28'10" x 10'3" (8.79 m x 3.12 m) Modern style wall and base cupboard units with wood finish worktops and matching breakfast bar, Split level oven and hob with extractor hood, Integrated microwave, Plumbed for washing machine and dishwasher, Coved ceiling, UPVC double glazed windows and doors, Radiator.



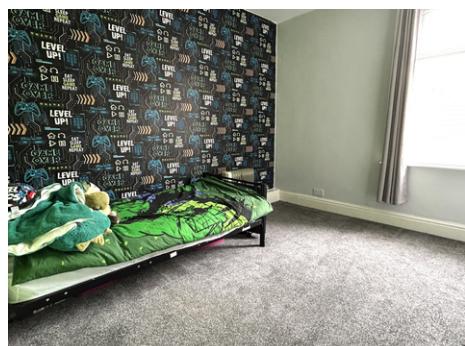
First Floor:

Landing:

Bedroom 1: 12'6" x 12'6" (3.81 m x 3.81 m) Walk in wardrobe, UPVC double glazed windows, Radiator.

Bedroom 2: UPVC double glazed window, Radiator.

Bedroom 3: 11'7" x 10'5" (3.53 m x 3.17 m) Coved ceiling, UPVC double glazed window, Radiator.



Shower Room: A stunning modern shower room comprising ; Walk in shower, Vanity wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window, Towel heater radiator.



Outside:

Front: Laid to gravel

Rear: Mainly concreted.

Parking: Possible off street parking to the rear.

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 - C £2126.41 (2025/26)

Directions: From our office on Red Bank Road proceed south directly along Warbreck Drive. Take the fourth left into Lowther Avenue. At the bottom turn left into Cornwall 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		70
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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