



**McDonald**

Estate Agents

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1 Montpelier Avenue, Bispham,  
Blackpool, FY2 9AE



**£362,000**

**WOW !... the word DECEPTIVE doesn't come close to describing 1 Montpelier !... From the outside an attractive Detached Bungalow, but further inspection reveals an extended FIVE BEDROOM, three Bathroom family size Home that also boasts an incredible Dining Kitchen measuring over 26' x 19'. In a great spot literally just off the Promenade, the property is SUPERBLY PRESENTED throughout and sold with no onward chain. NEEDS TO BE SEEN.**

- Five Bedrooms - two with en-suite
- Two Reception rooms
- Dining Kitchen - over 26' x 19'
- Ground floor WC
- Four piece Bathroom
- Gardens
- Garage - over 30'
- Solar panels & Electric car charge point



Successfully selling property since  
1948.



**Vestibule:** UPVC double glazed window, Radiator.

**Hall:** Laminate flooring.

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

**Bedroom 1:** 17'7" x 13'5" (5.36 m x 4.09 m) Modern fitted wardrobes and matching furniture, UPVC Double glazed bay window, Radiator

**En-Suite:** Stunning, modern three piece comprising; Double step in shower cubicle, Vanity wash basin, Low flush WC, Tiled walls, UPVC double glazed window.

**Lounge:** 13'4" x 12'10" (4.06 m x 3.91 m) UPVC double glazed window, Radiator.

**Bedroom 2:** 14'0" x 11'5" (4.27 m x 3.48 m) UPVC double glazed window, Radiator.

**Dining Kitchen:** 26'9" x 19'6" (8.15 m x 5.94 m) Fitted with a range of wall and base cupboard units with granite work surfaces, Built in Range style cooker with overhead extractor fan, Central island with butcher's block worktop, Belfast style sink with mixer tap, Built in fridge freezer and dishwasher, UPVC double glazed window, Roof lantern, Tiled floor, UPVC double glazed French doors to the rear garden.

**Utility Room:** Sink and drainer unit, Additional storage cupboard, Plumbing for washing machine, Central heating boiler, UPVC double glazed window and door.

**Snug/Dining Room:** 16'3" x 10'9" (4.95 m x 3.28 m) TV point, Roof lantern, Tiled floor, Underfloor heating, UPVC double glazed patio doors to the rear.

**First Floor:**

**Landing:** Stained glass window.

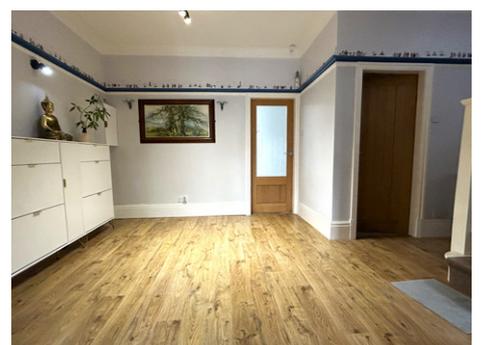
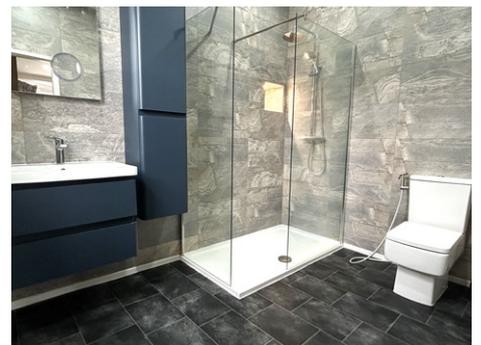
**Bathroom:** Spacious four piece comprising; Free standing bath with mixer tap and shower attachment, Tiled shower enclosure, Low flush WC, Pedestal wash basin, UPVC double glazed window, Double glazed Velux window, Feature radiator.

**Bedroom 3:** 16'3" x 13'5" (4.95 m x 4.09 m) UPVC double glazed window, Velux window, Radiator.

**En-Suite:** Modern fitted suite with step in tiled shower enclosure, Vanity wash basin with overhead mirror, Tiled floor and walls.

**Bedroom 4:** 17'8" x 13'8" (5.38 m x 4.17 m) Fitted wardrobes, UPVC double glazed window, Radiator.

**Bedroom 5:** 13'2" x 7'4" (4.01 m x 2.24 m) UPVC double glazed window, Velux window, Radiator.



**Outside:**

**Front:** Lawned and concreted.

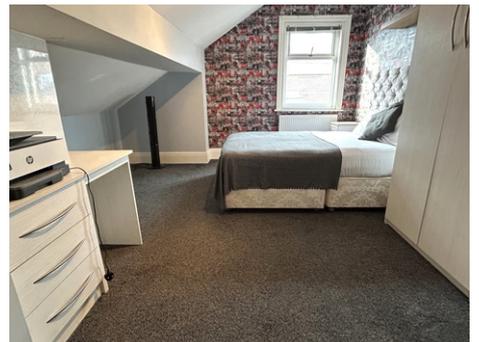
**Rear:** A split level rear garden, over 60' in length. A raised deck leads down to paved patio then lawn and gravelled area with established trees.

**Parking:** Brick Garage measuring over 30' in length with an electric up and over door, light and power, accessed via a long private drive plus additional parking to the front.

**Heating:** Fitted wardrobes, UPVC double glazed window, Radiator.

**Tenure:** We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - E £3071.71 (2026/27)

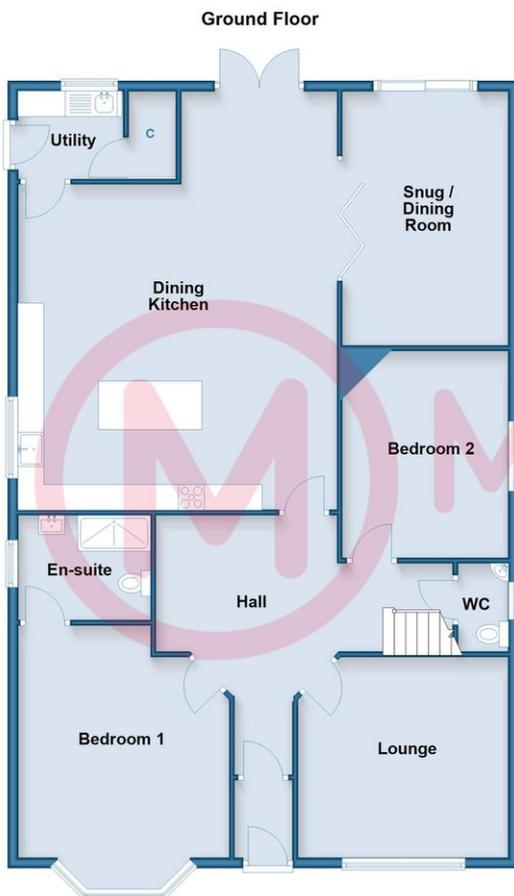


**Directions:** From our office on Red Bank Road continue to the Promenade and at the traffic lights turn right. Montpelier Avenue can be found fifth on the right.

**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>	74	80
(55-68)	<b>D</b>		
(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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Montpelier Avenue

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