



5 England Avenue, Bispham, Blackpool, FY2 9JG

£187,000

Benefiting from a full refurbishment in recent years, this beautifully presented property showcases a bold and contemporary 'moody' décor throughout, offering both style and flexibility for modern living.

The ground floor has been cleverly reconfigured to maximise space and function. To the front, a room traditionally used as a lounge now serves as a spacious double bedroom complete with en suite — ideal for guests or multi-generational living. To the rear, an open-plan lounge and kitchen area leads through sliding doors to a striking rear extension, currently set up as a private spa with hot tub, opening directly onto the garden — perfect for relaxing or entertaining.

Upstairs, there are three further bedrooms along with a sleek and stylish family bathroom, offering ample space for families or those needing a home office setup.

This unique home offers the perfect blend of design, comfort, and location. A must see for buyers seeking something a little different, just moments from the sea.

- No chain delay
- Bold, contemporary styling throughout
- Ground floor bedroom with en suite shower
- Open-plan lounge and kitchen
- Rear extension
- Three first-floor bedrooms plus modern family bathroom

**McDonald**  
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- Three first-floor bedrooms plus modern family bathroom
- Highly versatile layout to suit a range of lifestyle needs
- Just 80 yards from Red Bank Road's cafés, shops & amenities
- Only 0.2 miles from Queen's Promenade and coastal walks

**Hall:** UPVC double glazed front door and window, Feature radiator, Staircase.

**Lounge/Bedroom:** 14'3" x 11'8" (4.34 m x 3.56 m) UPVC double glazed bay window, Feature vertical radiator. Open to:-

**En-Suite:** Shower cubicle, Tiled walls.

**Ground Floor WC:** Low flush WC incorporating wash basin, Tiled walls and floor, UPVC double glazed window, Radiator.

**Second Lounge:** 12'11" x 10'8" (3.94 m x 3.25 m) Decorative fireplace, Two feature vertical radiators, UPVC double glazed patio doors. Open directly to:-

**Kitchen:** 10'5" x 9'5" (3.17 m x 2.87 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and grill, microwave and hob with extractor hood, Plumbed for washing machine and dishwasher, Tiled floor, UPVC double glazed bay window

**Dining Room/'Spa':** 18'9" x 9'1" (5.71 m x 2.77 m) Tiled floor, Three UPVC double glazed windows and UPVC double glazed patio doors to rear garden.

**First Floor:**

**Landing:** UPVC double glazed window.

**Bedroom 1:** 14'6" x 10'11" (4.42 m x 3.33 m) UPVC double glazed bay window, Feature radiator.

**Bedroom 2:** 12'11" x 10'8" (3.94 m x 3.25 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 7'0" x 6'4" (2.13 m x 1.93 m) UPVC double glazed window.

**Bathroom:** Stunning four piece bathroom comprising; Panelled bath with shower attachment, Vanity wash basin, Low flush WC, Separate shower cubicle, Tiled floor and walls, UPVC double glazed window, Heated towel rail/radiator.

**Outside:**

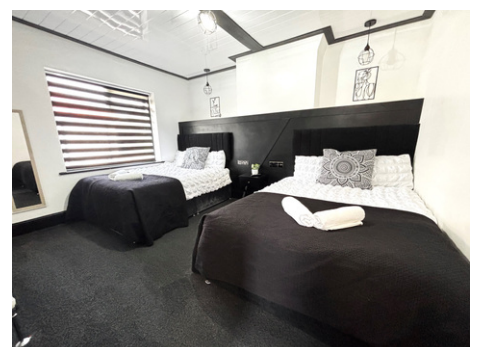
**Front and Side:** Stone gravelled for ease of maintenance.

**Rear:** Paved patios, Built seating and barbecue area.

**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 £2233.97 (2026/27)

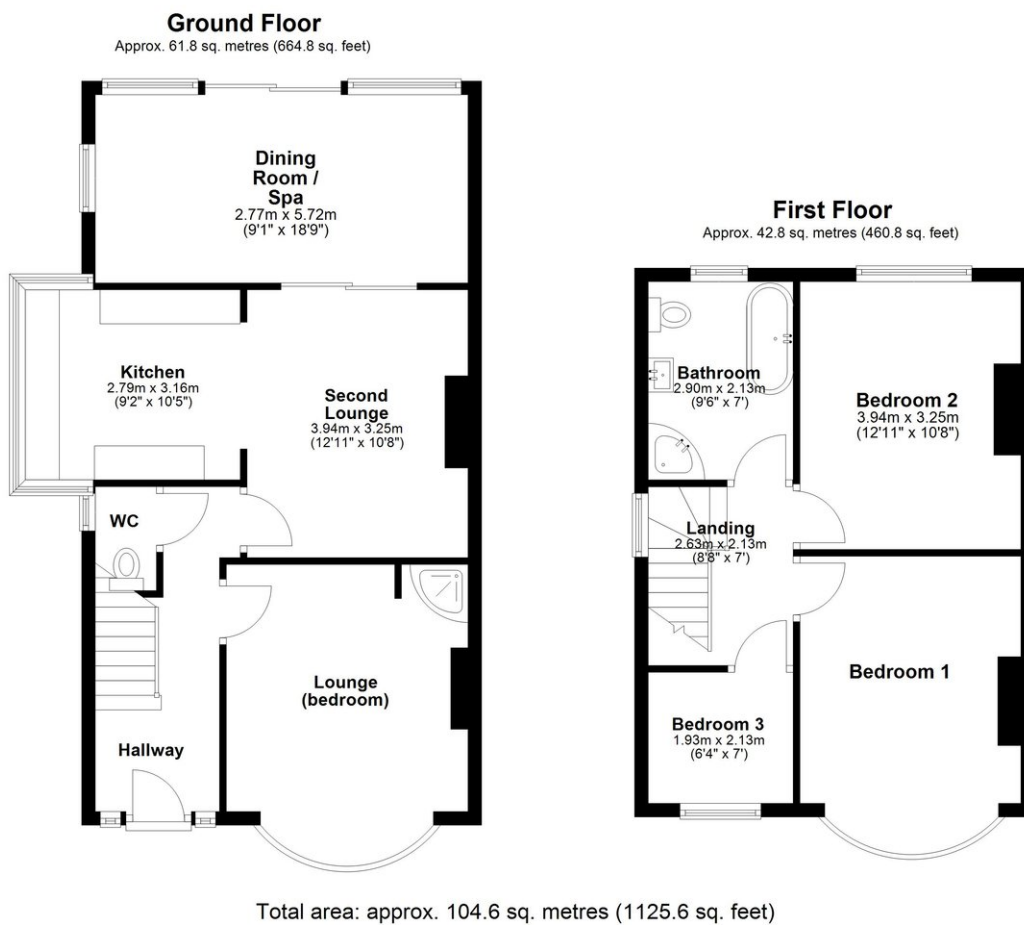


**Directions:** From our office on Red Bank Road continue towards the seafront and England Avenue is first on the right hand side.

**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>		81
(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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