



55 Crofton Avenue, Bispham,
Bispham, Blackpool, FY2 0BB

£175,000

Semi Detached True Bungalow, located in a popular and convenient residential area only around 400m from Bispham Village and in a lovely spot backing on to playing fields. The property is thoroughly well presented throughout and is sold with **NO ONWARD CHAIN**.

- Lounge
- Dining Kitchen
- Two double Bedrooms
- Modern style Bathroom with separate WC
- UPVC Double glazing
- Gas central heating
- Gardens front and rear
- Driveway



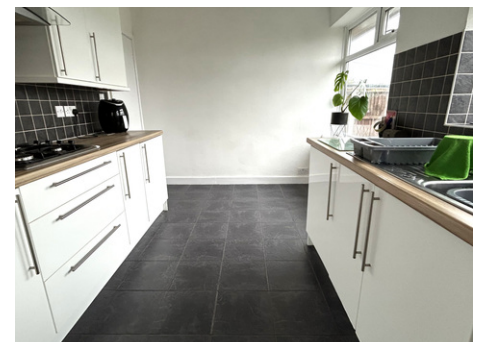
McDonald
Estate Agents

Fylde Coast Property Hub

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Porch: Meter cupboard, Tiled floor, UPVC double glazed windows and door.

Hall: Built in cupboard, Radiator.

Lounge: 14'5" x 11'6" (4.39 m x 3.51 m) Tiled fireplace, Coved ceiling, TV point, UPVC double glazed French doors to the rear Garden, Radiator.

Dining Kitchen: 12'8" x 8'4" (3.86 m x 2.54 m) Modern style wall and base cupboard units with complementary roll edge worktops, Split level oven and hob with extractor, Integrated fridge and freezer, Plumbed for washing machine, Single drainer stainless steel sink with mixer tap, Tiled floor, UPVC double glazed window, Radiator.

Bedroom 1: 11'3" x 11'0" (3.43 m x 3.35 m) UPVC double glazed windows, Radiator.

Bedroom 2: 11'1" x 8'7" (3.38 m x 2.62 m) UPVC double glazed window, Radiator.

Bathroom: Modern style suite comprising; Panelled bath with shower over, Pedestal wash basin, Built in cupboard, Tiled walls, Loft access, UPVC double glazed window, Towel heater radiator.

Separate WC: Low flush WC, Tiled walls, UPVC double glazed window.

Outside:

Front: Mainly laid to gravel with flower border.

Rear: A lovely rear garden, Laid to a combination of lawn, gravel and paved areas with numerous plants, shrubs and trees. Overlooks playing fields.

Parking: Private drive.

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)



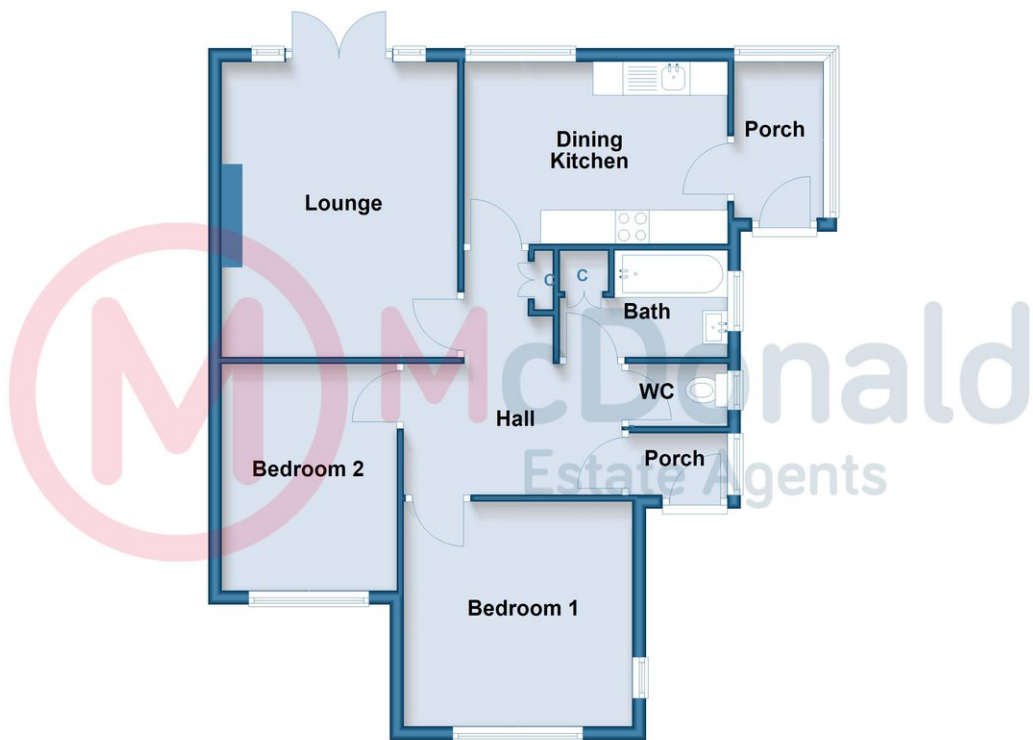
Directions: From our office take Red Bank Road and proceed inland to the roundabout, continue straight across and over the mini roundabout, Crofton Avenue is the first road on the left.

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) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



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Crofton Avenue

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