



4 Bromsgrove Avenue, Blackpool,  
FY2 9LX

**£179,995**

**A Semi Detached Home in an ever popular spot, less than 500m from both Bispham Village and Red Bank Road. Really nicely proportioned, with a super Open Plan ground floor living space and modern style Kitchen, No. 4 also has a Southerly facing rear Garden around 50' in length, and is sold with NO ONWARD CHAIN.**

- Open plan Lounge/Dining Room
- Modern style Kitchen
- Ground Floor WC
- Three Bedrooms
- Bathroom
- UPVC double glazing; Gas central heating
- Gardens - around 50' Southerly facing to the rear
- Parking



**McDonald**  
Estate Agents

**Fylde Coast Property Hub**  
81-83 Red Bank Road, Bispham, FY2 9HZ  
01253 398 498  
sales@mcdonaldproperty.co.uk  
www.mcdonaldproperty.co.uk



BRITISH PROPERTY AWARDS 2024 GOLD WINNER  
ESTATE AGENT IN BLACKPOOL

2022 WINNER  
ESTATE AGENT IN BLACKPOOL

2021 WINNER  
ESTATE AGENT IN BLACKPOOL



Award winning property sales since 1948.



**Hall:** Wood effect laminate flooring, Understairs cupboard, UPVC double glazed door, Radiator.

**Lounge Area:** 15'5" x 10'7" (4.70 m x 3.23 m) Fireplace, Wood effect laminate flooring, UPVC double glazed bay window, TV point, spotlighting, Radiator. Open to:-

**Dining Area:** 13'10" x 10'0" (4.22 m x 3.05 m) Wood effect laminate flooring, UPVC double glazed patio doors leading to the rear garden, Spotlighting, Radiator. Archway to:-

**Kitchen:** 13'8" x 5'7" (4.17 m x 1.70 m) Modern style wall and base cupboard units with complementary roll edge worktops and breakfast bar, Integrated oven and hob with extractor, Integrated slimline dishwasher, Single drainer sink with mixer tap, Wood effect laminate flooring, Spotlighting, UPVC double glazed window, Radiator.

**WC/Cloaks:** Two piece suite in white, Wood effect laminate flooring, Radiator.

### First Floor:

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

**Bedroom 1:** 15'5" x 10'6" (4.70 m x 3.20 m) Fitted wardrobes with matching wall and base units, UPVC double glazed window.

**Bedroom 2:** 13'10" x 9'8" (4.22 m x 2.95 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 8'9" x 6'9" (2.67 m x 2.06 m) UPVC double glazed window, Radiator.

**Bathroom:** Modern style three piece bathroom suite comprising; panelled bath with shower over, Wash basin, Low flush WC, spotlighting, Heated towel rail, UPVC double glazed window.

### Outside:

**Front:** Gravelled.

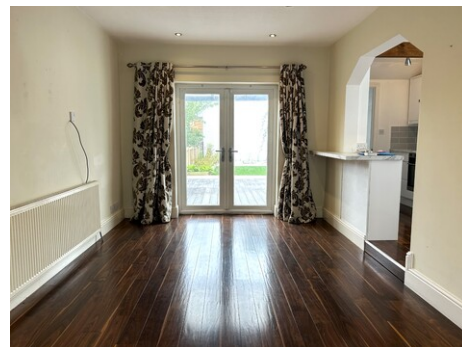
**Rear:** Southerly facing, Over 50' in length, Laid to a combination of decking and artificial lawn with patio and gravelled areas.

**Parking:** Private drive and concrete sectional garage.

**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 - B £1860.61 (2025/26)



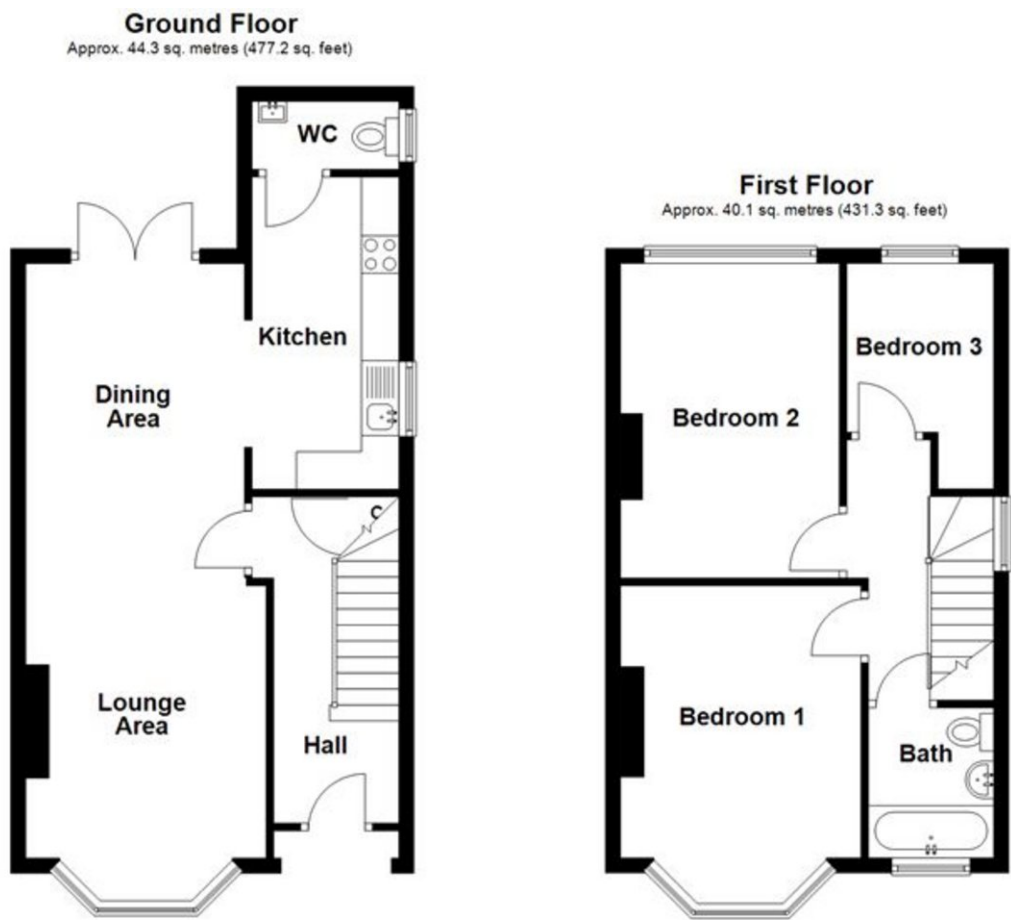


**Directions:** From our office on Red Bank Road, travel inland turning first right into Oldfield Avenue and continue into Bromsgrove Avenue.

**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		79
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Are YOU thinking of selling?  
Call McDonald Estate Agents NOW, for  
your FREE market appraisal.