



25 Bethel Avenue, Bispham,
Blackpool, FY2 9NA

£174,950

A really nicely presented Semi Detached True Bungalow just ready to walk into, and offering well proportioned accommodation with a Lounge which is around 16' and a Dining Kitchen in excess of 23'. A great spot less than 500m from Red Bank Road with all its amenities and social scene, and sold with NO ONWARD CHAIN.

- Lounge
- Dining Kitchen
- Two Bedrooms
- Bathroom
- UPVC double glazing
- Gas central heating
- Gardens
- Garage and off street parking
-

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1948.



McDonald

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Vestibule: () Meter cupboards, UPVC double glazed window and door.

Hall: () Loft access.

Lounge: 15'11" x 11'9" (4.85 m x 3.58 m) Gas fire with tiled surround, Coved ceiling, TV point, UPVC double glazed window, Radiator.

Dining Kitchen: 23'10" x 8'10" (7.26 m x 2.69 m) Fitted wall and base units with complementary worktops, Stainless steel sink and drainer, Electric oven and hob with extractor over, Space and plumbing for washing machine, Part tiled walls, UPVC double glazed windows to two elevations, Radiator. Door to:-



Rear Porch: () UPVC double glazed windows and door to rear.

Bedroom 1: 14'8" x 11'8" (4.47 m x 3.56 m) Built in wardrobes, UPVC double glazed window, Radiator.

Bedroom 2: 11'11" x 7'11" (3.63 m x 2.41 m) UPVC double glazed window, Radiator.

Bathroom: () Panelled bath with overhead shower, Wash basin, Tiled walls, UPVC double glazed window, Radiator.

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

Outside: ()

Front: () Paved forecourt garden, Driveway, Plants, trees and shrubs.

Rear: () Private paved garden, Patio, Seating area with gravelled borders.

Garage: () With an up and over door.

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)

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Directions: Take Red Bank Road and travel inland turning right into Oldfield Avenue, continue along into Bromsgrove Avenue. Bethel Avenue is the first turning on your 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		82
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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