



**42 Salcombe Avenue, Bispham,
Blackpool, FY2 0PU**

£129,950

This immaculately presented end-garden terraced home offers an excellent opportunity for buyers looking to modernise and add value. With no onward chain, the property is available for immediate occupation.

The accommodation includes three well-proportioned bedrooms, a spacious open-plan lounge, and a generous open-plan dining kitchen leading to the sunnier SOUTH-facing rear garden.

Externally, the property benefits from off-street parking to the rear, with potential to create a garage (subject to any necessary consents), further enhancing its appeal.

A fantastic opportunity to purchase a well-maintained home with scope for improvement, offering the perfect blend of immediate comfort and future potential.

- **THREE** bedrooms
- Open plan lounge
- Dining Kitchen
- **SOUTH** facing rear
- Off street **PARKING**
- **GARAGE** space



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
ESTATE AGENT IN BLACKPOOL

2021
ESTATE AGENT IN BLACKPOOL



Award winning property sales since 1948.

- **Gas central heating**
- **UPVC double glazing**
- **Requires further updating**
- **No chain**

Lounge: 16'2" x 12'0" (4.93 m x 3.66 m) Feature stone fireplace extending to alcoves to form displays, Meter cupboard, Spindled staircase, UPVC double glazed bay window, UPVC double glazed side window, Double radiator.

Dining Kitchen: 16'3" x 9'2" (4.95 m x 2.79 m) Comprising:-

...**Dining Area:** Dining Area: UPVC double glazed window, Double radiator, Directly open to:-

...**Kitchen Area:** Built in wall and base cupboards, Stainless steel sink, Plumbed for washing machine, UPVC double glazed window and rear door.



First Floor:

Landing: Louvred cupboard housing combi gas central heating boiler, UPVC double glazed window.

Bedroom 1: 12'2" x 10'0" (3.71 m x 3.05 m) Fitted wardrobes, UPVC double glazed bay window, Double radiator.

Bedroom 2: 10'0" x 9'2" (3.05 m x 2.79 m) UPVC double glazed window, Double radiator.

Bedroom 3: 8'7" x 5'11" (2.62 m x 1.80 m) Built in wardrobe, UPVC double glazed window, Double radiator.

Bathroom: Comprising; Cast iron bath with overhead shower and screen, Pedestal wash basin, Low flush WC, UPVC double glazed window, Double radiator.



Outside:

Front: Mostly stone gravelled for ease of maintenance.

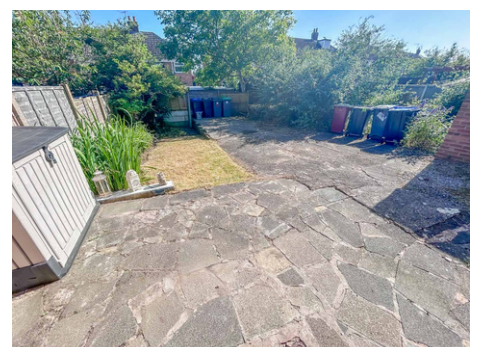
Rear: Sunnier south facing aspect, Lawn, Concrete patio, Flowerbeds to border.

Parking: Off street parking, Access via shared driveway.

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 £1954.73 (2026/27)



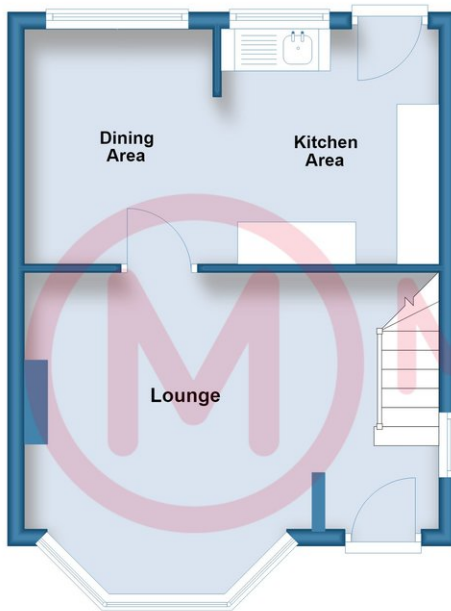
Directions: Take Red Bank Road and travel inland to the roundabout, take the third exit into Bispham Road continue along and take the fifth turning on your left into Salmesbury Avenue, then take the first turning on your right into Washington Avenue. Salcombe Avenue is the first turning on the left.

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.

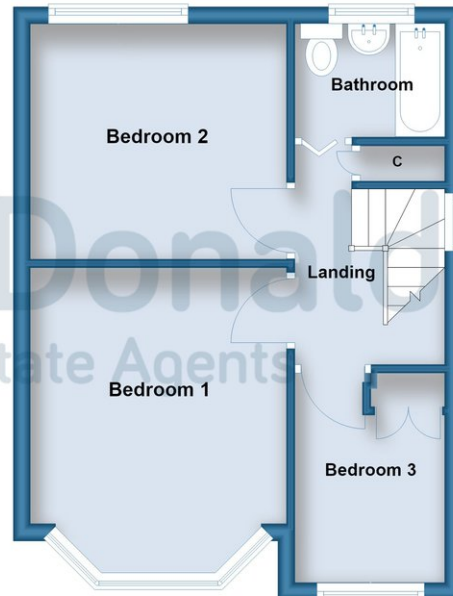
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale.
Plan produced using PlanUp.

Salcombe Road

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

Award winning property sales since 1948.

