



64 Bryning Avenue, Bispham,  
Bispham, Blackpool, FY2 9LZ

**£137,950**

**Is this the perfect First Time Buy or downsize ?**  
A two Bedroom Semi-Detached home located on a popular Avenue just around 800m from Queens Promenade, and less than 350m from the flourishing Red Bank Road. The property is well presented throughout, boasts a Southerly facing rear, and is also sold with NO ONWARD CHAIN.

- Lounge
- Dining Kitchen
- Two Bedrooms
- UPVC double glazing
- Gas central heating
- Gardens - SOUTHERLY facing rear
- Off street Parking

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1948.



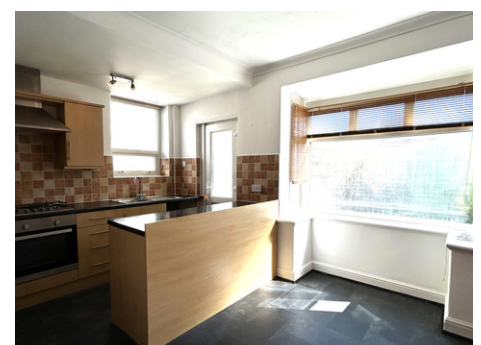
**McDonald**  
Estate Agents

**Fylde Coast Property Hub**

81-83 Red Bank Road, Bispham, FY2 9HZ  
01253 398 498



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**Hall:** Meter cupboard, Wood effect laminate flooring, Radiator.

**Lounge:** 13'9" x 11'10" (4.19 m x 3.61 m) Modern style fireplace, TV point, Wood effect laminate flooring, Coved ceiling, UPVC double glazed bay window, Radiator.

**Dining Kitchen:** 15'2" x 10'6" (4.62 m x 3.20 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor over, Single drainer stainless steel sink with mixer tap, Plumbed for washing machine, Coved ceiling, UPVC double glazed bay and side window, UPVC double glazed door.

**First Floor:**

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

**Bedroom 1:** 15'2" x 14'5" (4.62 m x 4.39 m) TV point, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 9'0" x 8'0" (2.74 m x 2.44 m) TV point, UPVC double glazed window, Radiator.

**Bathroom:** Modern style three piece bathroom suite comprising; Panelled bath with shower over, Vanity wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Towel heater radiator.

**Outside:**

**Front:** Block paved with an established flowerbed.

**Rear:** Southerly facing, Laid to a combination of lawn and paving with established trees and shrubs, Two brick built storage sheds with light and power.

**Parking:** Off street parking to the front.

**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)



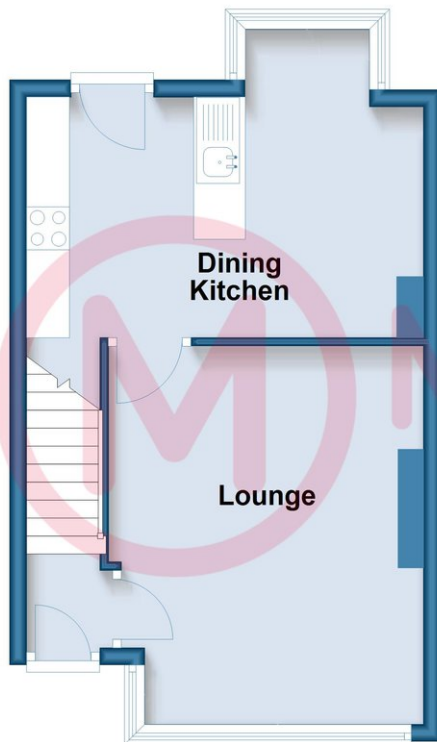
**Directions:** Take Red Bank Road inland and take the first right into Oldfield Avenue, Bryning Avenue is the third turning on the right.

**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.

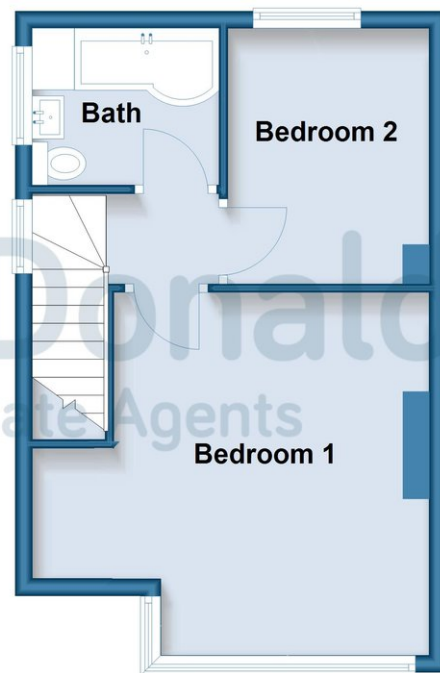
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Ground Floor**



**First Floor**



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Plan produced using PlanUp.

**Bryning Avenue**

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