



2 Cedric Place, Bispham, Blackpool,
FY2 9ND

£164,950

***** IMMACULATE TRUE BUNGALOW NEAR
LOCAL VILLAGE *****

This lovely property is immaculately presented and offers **TWO** double bedrooms, a lounge **OVER 16ft** long, fitted **DINING** kitchen and **MODERN** shower room and a **LARGE GARAGE**. Situated in a quieter cul-de-sac location with **SUNNIER** west facing rear and low maintenance gardens. The location is conveniently just **0.4 miles** from Bispham **VILLAGE** with numerous local shops and amenities and also **0.5 miles** of the **PROMENADE**

- TWO bedrooms
- FITTED dining kitchen
- MODERN shower room
- UPVC double glazing
- Gas central heating
- WEST facing rear
- Large GARAGE
- Just 0.4 miles to VILLAGE

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- FITTED dining kitchen
- MODERN shower room
- UPVC double glazing
- Gas central heating
- WEST facing rear
- Large GARAGE
- Just 0.4 miles to VILLAGE
- Just 0.5 miles to PROMENADE
- IMMACULATE throughout



Vestibule: () Meter cupboard, UPVC double glazed composite front door.

Hall: () Wood effect laminate flooring, Loft access, Radiator.

Lounge: 16'9" x 9'11" (5.11 m x 3.02 m) Lovely recessed living flame coal effect gas fire to chimney breast, Decorative coved ceiling, UPVC double glazed bay window, Radiator.

Shower Room: () Modern three piece shower room comprising; Shower cubicle, Vanity wash basin, Low flush WC, Beautifully tiled walls, UPVC double glazed window.

Dining Kitchen: 10'9" x 9'1" (3.28 m x 2.77 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Part tiled walls, UPVC double glazed bay window and rear door,

Bedroom 1: 14'7" x 10'0" (4.44 m x 3.05 m) Attractive fitted wardrobes, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Bedroom 2: 11'1" x 9'2" (3.38 m x 2.79 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Outside: ()

Front: () Stone gravelled for ease of maintenance.

Rear: () Sunnier west facing gardens, Mostly paved, Inset flowerbed.

Garage: () Larger double brick garage with an up and over door and off street parking to 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 £1688.52 (2023/24)

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Directions: Take Red Bank Road and proceed inland, take the first right into Oldfield Avenue, third left into Bryning Avenue, first right into Salop Avenue, and finally first left into Cedric Place.

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			
(92-100) A			
(81-91) B			82
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



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Cedric Place

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