



2 Salop Avenue, Bispham, Blackpool,
FY2 9NB

£209,950

This **DETACHED** True Bungalow offers the well proportioned levels of accommodation you would expect from a traditional property of its era, but in addition internally you find a modern style Kitchen and Shower room, and a lovely contemporary decor theme throughout. Situated in a thoroughly popular and convenient location, and sold with **NO ONWARD CHAIN**.

- Lounge measuring over 18ft in length
- Two Bedrooms
- Modern style fitted Kitchen
- Contemporary style Shower Room
- UPVC double glazed Conservatory
- Gas central heating
- UPVC double glazing
- Garage
- Gardens - South Westerly facing to the rear

McDonald
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Vestibule: UPVC double glazed front door, Meter cupboard, Coved ceiling, Tiled floor.

Hall: Coved ceiling, Walk in storage cupboard, Loft access, Radiator.

Lounge: 18'8" x 10'10" (5.70 m x 3.30 m) Fireplace, TV point, Coved ceiling, Two UPVC double glazed windows, UPVC double glazed bay window, Radiator.

Kitchen: 11'2" x 10'10" (3.40 m x 3.30 m) Modern style wall and base units with complementary work surfaces, Integrated oven and hob with extractor, Single drainer ceramic sink, Coved ceiling, Two UPVC double glazed windows, Radiator, UPVC double glazed door to:-

Conservatory: 8'2" x 6'7" (2.50 m x 2.00 m) UPVC double glazed windows and door to the rear garden, Radiator.

Bedroom 1: 14'9" x 10'10" (4.50 m x 3.30 m) UPVC double glazed window, Radiator.

Bedroom 2: 10'10" x 7'10" (3.30 m x 2.40 m) Built in cupboard housing gas boiler, Coved ceiling, UPVC double glazed window, Radiator.

Shower Room: Modern style three piece comprising; Step in shower cubicle, Vanity wash basin, Low flush WC, Tiled walls, heated towel rail radiator, Coved ceiling, Recessed low voltage lighting, UPVC double glazed window.

Outside:

Front: Mainly laid to stone chippings for ease of maintenance.

Rear: South Westerly facing, Mainly paved for ease of maintenance.

Parking: Garage with a private drive.

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 £2024.00 (2024/25)

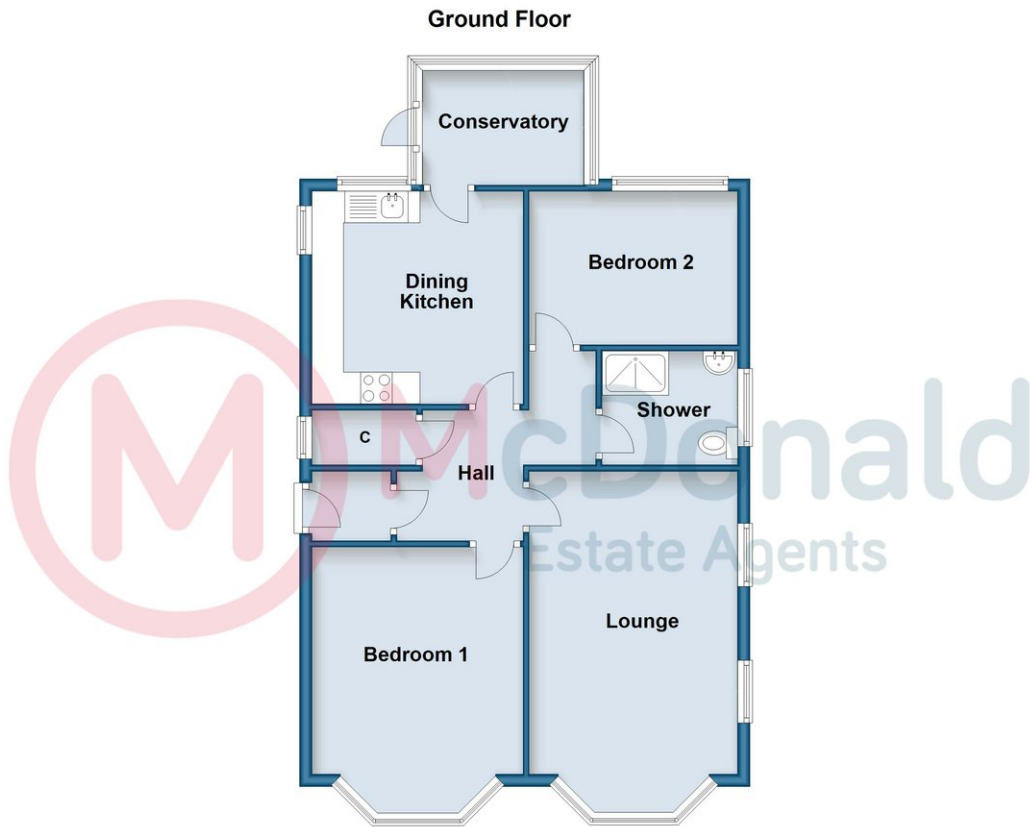


Directions: From our Bispham office on Red Bank Road proceed inland, Take the first right into Oldfield Avenue, Third left into Bryning Avenue, And finally first right into Salop Avenue.

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			
(92-100) A			
(81-91) B			85
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Salop Avenue

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