



24 Davenport Avenue, Bispham,
Blackpool, FY2 9EP

£156,500

A really lovely Semi Detached home, **BEAUTIFULLY PRESENTED** with a contemporary decor theme throughout and benefitting from a super sunny Southerly facing rear garden. Sold with **NO ONWARD CHAIN.**

- Lounge; Dining Room; Kitchen
- Three Bedrooms; Bathroom
- UPVC double glazing; Gas central heating
- Gardens - Southerly facing to the rear
- Off street parking; Garage

McDonald
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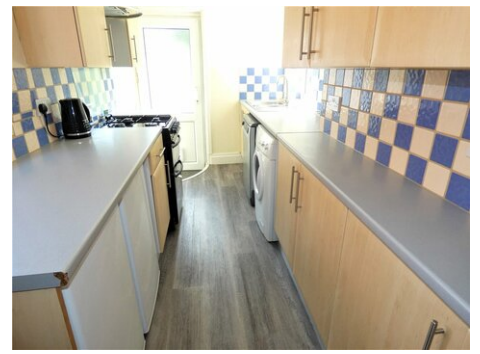


Hall: Meter cupboard, UPVC double glazed door and window, Radiator.

Lounge: 12'2" x 10'6" (3.70 m x 3.20 m) TV point, UPVC double glazed window, Radiator.

Dining Room: 11'6" x 10'2" (3.50 m x 3.10 m) TV point, UPVC double glazed bay window, Radiator.

Kitchen: 13'5" x 6'7" (4.10 m x 2.00 m) Wall and base cupboard units with complementary roll edge worktops, One and a half bowl stainless steel sink, Gas cooker point, Extractor hood, Plumbed for washing machine and dishwasher, Part tiled walls, UPVC double glazed windows and door, Radiator.



First Floor:

Landing: Loft access, UPVC double glazed window.

Bedroom 1: 12'2" x 10'2" (3.70 m x 3.10 m) TV point, UPVC double glazed bay window, Radiator.



Bedroom 2: 9'6" x 9'2" (2.90 m x 2.80 m) Built in cupboard, UPVC double glazed window, Radiator.



Bedroom 3: 6'7" x 5'11" (2.00 m x 1.80 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower over, Vanity wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window, Radiator.

Outside:

Front: Concreted with flowerbeds.

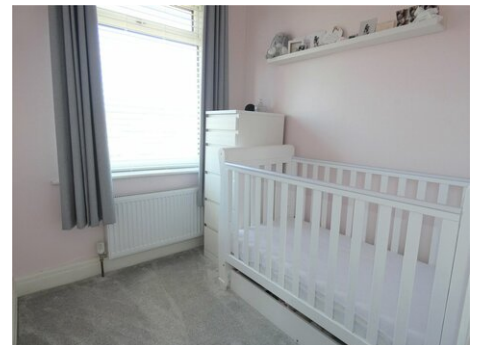
Rear: Southerly facing, Over 40

Parking: Garage and 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 - B £1771.00 (2024/25)



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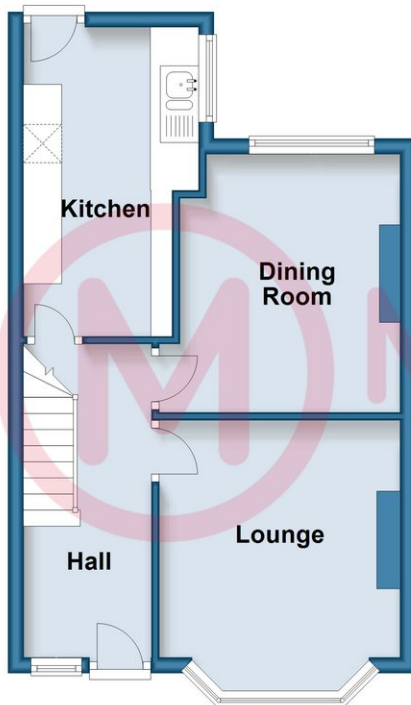
Directions: From our office travel inland along Red Bank Road turning fourth left into Montpelier Avenue and then take your second right into Davenport Avenue.

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.

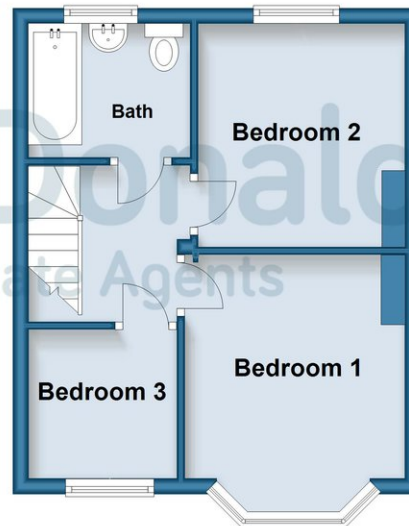
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			79
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

Ground Floor



First Floor



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Davenport Avenue

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