



34 Denstone Avenue, Bispham,
Lancashire, FY2 0JA

£115,000

A semi-detached house within just 0.3 miles of Bispham Village with its wealth of shops and local amenities. There are **THREE** bedrooms and a fitted **DINING KITCHEN** with patio doors leading out to the **LARGE, SOUTHERLY** facing rear garden over 70ft long.

Available with no onward chain.

- Semi-Detached
- Three bedrooms
- Modern décor throughout
- Large southerly facing garden
- 0.3 miles of Bispham Village



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Porch: UPVC double glazed windows and front door, Quarry tiled floor.

Hall: Staircase, Meter cupboard.

Lounge: 13'1" x 11'6" (4.00 m x 3.50 m) Wall mounted electric fire, UPVC double glazed bay window, Radiator.

Dining Kitchen: 15'1" x 8'6" (4.60 m x 2.60 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Built in oven and hob with extractor over, Tiled splash back, Understairs storage, UPVC double glazed window and patio doors to the rear garden.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 13'5" x 9'2" (4.10 m x 2.80 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 9'2" x 8'6" (2.80 m x 2.60 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'10" x 5'7" (2.70 m x 1.70 m) UPVC double glazed window.

Bathroom: Comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.

Outside:

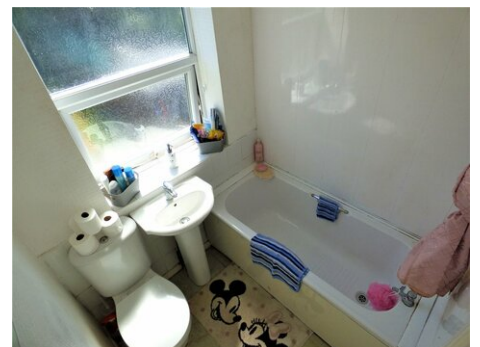
Front Garden: Stone gravelled for ease of maintenance, Established fir tree.

Rear Garden: Large south facing rear garden, Concrete patio, Lawned, Over 70 in length, Established tree.

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)



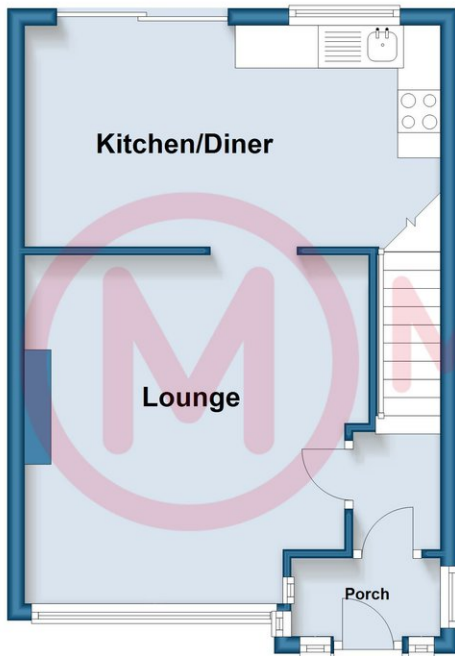
Directions: From our office on Red Bank Road proceed inland, at the roundabout take the second exit into Bispham Village. At the mini roundabout proceed straight on into Ingthorpe Avenue. Take your next right turning into Bangor Avenue and Denstone Avenue can be found second on the left hand side.

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.

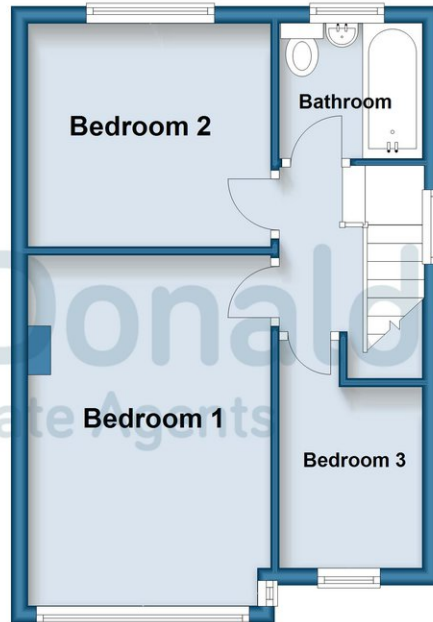
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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