



Ground Floor Flat, 200 Cavendish Road, Bispham, FY2 9EE

£90,000

STUNNING ground floor flat with beautiful garden space! Presented immaculately throughout, comprising generous lounge, open to the conservatory which overlooks the rear garden. Large kitchen/diner, separate W/C and double bedroom with en-suite shower room. An ideal, cost effective alternative for anyone looking for a Bungalow. **SOLD WITH NO CHAIN!**

- **GROUND FLOOR**
- Beautiful rear garden
- Conservatory
- Newly renovated throughout
- En-Suite
- **NO CHAIN**
- 0.5 miles from the **PROMENADE**
- 0.1 miles from **BISPHAM VILLAGE**

Successfully selling property since 1948.



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



sales@mcdonaldproperty.co.uk
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Private Entrance: UPVC double glazed front door.

Lounge: 16'8" x 11'1" (16.67 ft x 11.08 ft) Wooden feature fireplace with tiled back, TV point, Radiator, Double glazed bay window and patio doors to :-

Conservatory: 8'10" x 7'3" (8.83 ft x 7.25 ft) UPVC double glazed conservatory overlooking the rear garden.

Dining Kitchen: 18'3" x 8'0" (18.25 ft x 8.00 ft) Modern style fitted wall and base units with complementary worktops, Electric cooker point with extractor over, Plumbing for washing machine, UPVC double glazed window and door, Radiator.

Bedroom: 15'1" x 11'6" (15.08 ft x 11.50 ft) UPVC double glazed bay window, Radiator. Door to:-

En-Suite: Wet room style, Open shower, Wash basin, Cladded walls.

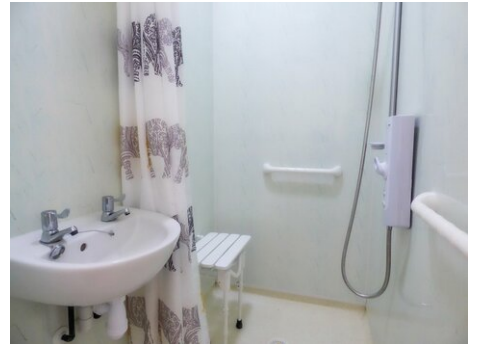
Separate WC: Low flush WC, Double glazed window.

Outside: Stunning rear garden with beautiful plants and decorative greenery.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1518.00 (2024/25)



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Directions: Take Red Bank Road and proceed inland and take the first right into Oldfield Avenue. Cavendish Road is the first road on the left.

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	73	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



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Cavendish Road

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