



14 Bamber Avenue, Bispham,  
Blackpool, FY2 9JD

**£199,950**

Occupying a prominent corner position, this **BEAUTIFULLY PRESENTED** Double Fronted family home affords superbly proportioned accommodation, with both the reception rooms being over 15' in length, and even the smallest of the three Bedrooms is a more generous 9'7 x 7'. A **CREDIT TO THE CURRENT OWNERS.**

- Two Reception rooms
- Modern Kitchen
- Three Bedrooms
- Modern Bathroom
- UPVC double glazing; Gas central heating
- Gardens- Westerly facing rear
- Garage and carport

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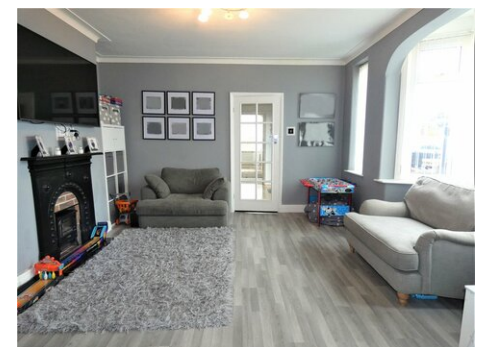
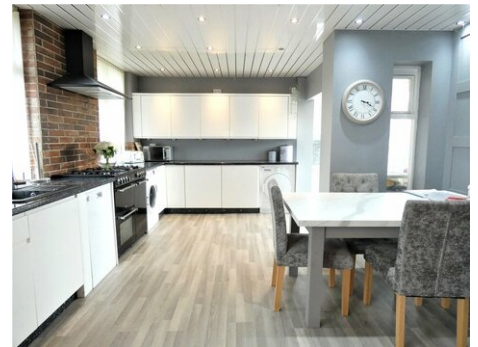
**McDonald**  
Estate Agents

**Fylde Coast Property Hub**

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



sales@mcdonaldproperty.co.uk  
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## Porch:

**Hall:** Understairs storage, Wood finish flooring, UPVC double glazed windows and door, Radiator.

**Lounge:** 15'5" x 13'1" (4.70 m x 4.00 m) Living flame gas fire with surround, TV point, Coved ceiling, UPVC double glazed bay window, Two further UPVC double glazed windows, Radiator.

**Dining Room:** 15'5" x 12'6" (4.70 m x 3.80 m) Fireplace, Coved ceiling, TV point, Wood effect laminate flooring, UPVC double glazed window and bay window, Radiator. Open to:-

**Kitchen:** 13'1" x 13'1" (4.00 m x 4.00 m) Modern style wall and base cupboard units with complementary roll edge worktops, single drainer sink with mixer tap, Space for range cooker with extractor over, Integrated fridge and freezer, Plumbed for washing machine and dishwasher, Wood effect laminate flooring, UPVC double glazed patio doors, Two UPVC double glazed windows, Radiator.



## First Floor:

**Landing:** Loft access (part boarded), Radiator.

**Bedroom 1:** 15'9" x 13'1" (4.80 m x 4.00 m) Modern fitted wardrobes, Two UPVC double glazed windows, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 9'2" x 9'2" (2.80 m x 2.80 m) UPVC double glazed bay window, Radiator.

**Bedroom 3:** 9'6" x 6'11" (2.90 m x 2.10 m) UPVC double glazed bow bay window, Radiator.

**Bathroom:** Comprising; P shaped bath, Pedestal wash basin, Built in cupboard housing gas central heating boiler, UPVC double glazed window, Vertical radiator.

**Separate WC:** Low flush WC, UPVC double glazed window, Radiator.



**Outside:**

**Front and Side Gardens:** Laid to slate with established flowerbeds and borders.

**Rear Garden:** South-westerly facing rear garden, Lawned with timber deck area.

**Parking:** Brick garage and car port.

**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 office proceed inland along Red Bank Road, Bamber Avenue is the second turning 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 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**Ground Floor**



**First Floor**



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**Bamber Avenue**

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