20 Ingleton Avenue, Bispham, Blackpool, FY2 0DX

BRITISH PROPERTY AWARDS 2022 — GOLD WINNER — ESTATE AGENT IN BLACKPOOL

BRITISH PROPERTY AWARDS 2021 — GOLD WINNER — ESTATE AGENT IN BLACKPOOL

£189,950

A DETACHED home, ready to walk into yet still offering a blank canvas for you to make your own mark. With three Bedrooms - the master has an en-suite - Two Reception areas plus a Breakfast Kitchen, Conservatory AND great Westerly facing rear garden around 60' in length, no.20 is also sold with NO ONWARD CHAIN

• **Two Reception Areas**

• **Breakfast Kitchen**

• **Ground floor WC**

• **Conservatory**

• **Three Bedrooms - Master with en-suite**

• **Spacious Family Bathroom**

• **Garage**

• **Westerly facing rear Garden around 60'**

Successfully selling property since 1948.

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Hall: Stairs to first floor, Wood effect laminate flooring, UPVC double glazed door, Radiator.

WC: Low flush WC, Wash basin, Radiator.

Lounge: 16'1" x 12'4" (4.90 m x 3.76 m) Fireplace, Coved ceiling, TV point, UPVC double glazed window, Radiator. Archway to :-

Dining Area: 9'1" x 7'4" (2.77 m x 2.24 m) Wood effect laminate flooring, Coved ceiling, Radiator, Double glazed patio doors to :-

Conservatory: 10'9" x 10'7" (3.28 m x 3.23 m) UPVC double glazed windows and doors, Radiator.

Dining Kitchen: 12'4" x 10'3" (3.76 m x 3.12 m) 'L' shaped, Wall and base cupboard units with complementary work surfaces, Stainless steel sink with drainer, Built in hob with extractor above, Plumbed for washing machine, Integrated oven, UPVC double glazed window, Radiator.

First Floor:

Landing: Built in cupboard, Loft access, UPVC double glazed window, Radiator.

Bedroom 1: 12'5" x 10'3" (3.78 m x 3.12 m) UPVC double glazed window, Radiator.

En-Suite: Walk in shower, Wash basin, Low flush WC, UPVC double glazed window, Towel heater radiator.

Bedroom 2: 11'0" x 10'3" (3.35 m x 3.12 m) Built in wardrobes, UPVC double glazed window, Radiator.

Bedroom 3: 9'1" x 6'4" (2.77 m x 1.93 m) UPVC double glazed window, Radiator.

Family Bathroom: Panelled bath with shower over, Vanity wash basin, Low flush WC, Built in cupboard, Part tiled walls, UPVC double glazed windows.

Outside:

Front: Open plan front garden, Lawn with mature trees and shrubs.

Rear: Westerly facing approximately 60' in length, Mostly laid to lawn with paved patio area and a range of mature shrubs and trees.

Garage: Integral garage with an up and over door 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 - D £2277.00 (2024/25)

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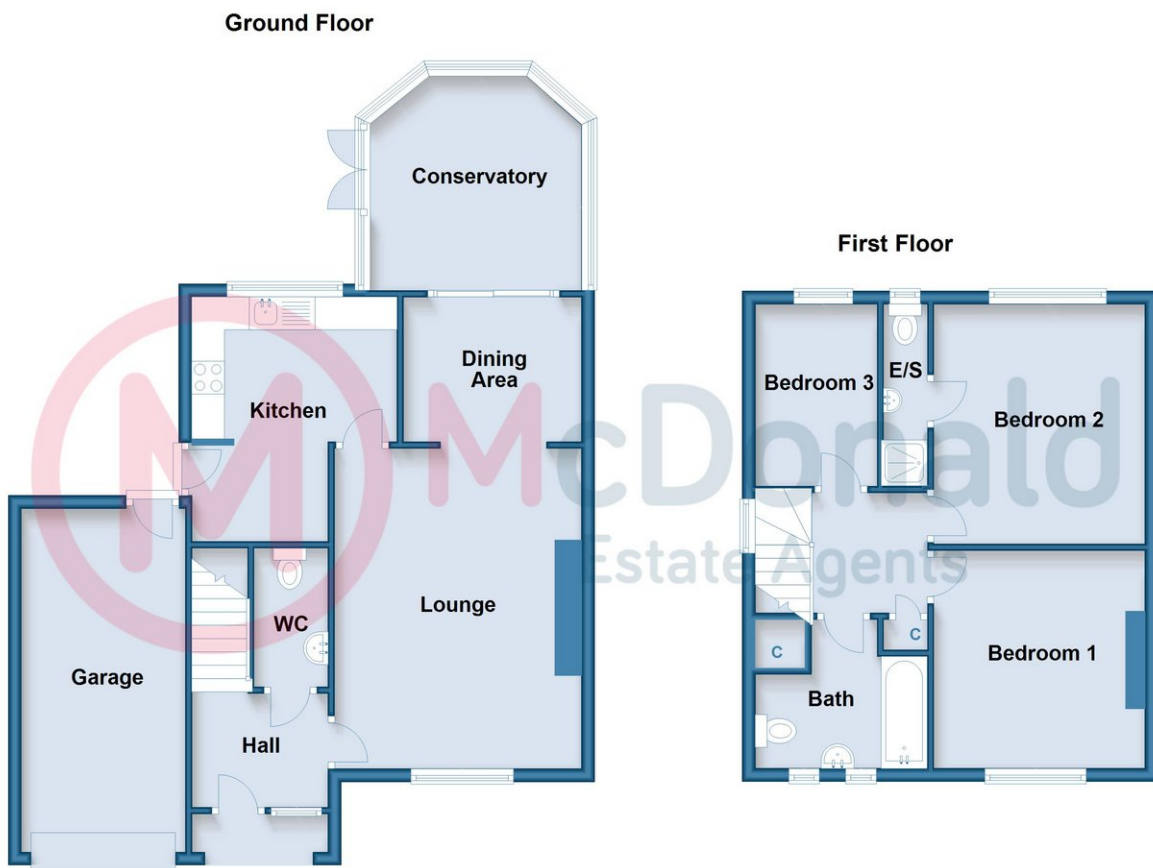

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Directions: From our office travel inland along Red Bank Road, continue straight across the roundabout and through the village. At the end turn right into Ashfield Road, and second left into Briarwood Drive. Ingleton Avenue is the fourth right.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) **A**		
(81-91) **B**		86
(69-80) **C**		
(55-68) **D**		
(39-54) **E**	52	
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

Ground Floor

Conservatory

Dining Area

Kitchen

Lounge

WC

Garage

Hall

First Floor

Bedroom 3

E/S

Bedroom 2

c

c

Bath

Bedroom 1

Ingleton Avenue

Are YOU thinking of selling?

Call McDonald Estate Agents NOW, for

your FREE market appraisal.

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Award winning property sales since 1948.