



46 Bryning Avenue,
Bispham, FY2 9LZ

£119,950

Lovely two bedroom semi-detached home available in Bispham!

Offering a cosy lounge, modern kitchen/dining area, two well proportioned bedrooms and three piece bathroom suite, with tasteful décor throughout. Externally, you will find a SOUTHERLY facing rear garden plus brick built outhouses.

Located less than 0.5 miles from Queens Promenade, and just 0.3 miles from Bispham Village centre.

- Two bedrooms
- Semi-detached home
- Modern décor
- PIV system
- SOUTHERLY facing rear garden
- 0.5 miles from Queen's Promenade
- 0.3 miles from Bispham Village

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1948.



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Entrance: UPVC double glazed front door.

Hall:

Lounge: 13'8" x 12'0" (4.17 m x 3.66 m) Feature fireplace with marble effect hearth and electric fire, Laminate flooring, UPVC double glazed bay window, Radiator.

Dining Kitchen: 15'2" x 8'11" (4.62 m x 2.72 m) Fitted wall and base cupboard units with complementary worktops, Stainless steel sink and drainer, Free-standing cooker, Space for fridge freezer, Space and plumbed for washing machine, Wall mounted boiler, Part tiled walls, Tiled floor, Under stairs storage, Two UPVC double glazed windows.

First Floor:

Landing:

Bedroom 1: 15'2" x 12'7" (4.62 m x 3.84 m) Built in storage/wardrobe, UPVC double glazed window, Radiator.

Bedroom 2: 6'4" x 9'4" (1.93 m x 2.84 m) UPVC double glazed window, Radiator.

Bathroom: Panelled bath with overhead shower, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Heated towel rail.

Outside:

Front: Paved pathway with gravel decoration and feature paving to centre.

Rear: Paved patio area, Lawn to the rear, Brick outhouse.

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)



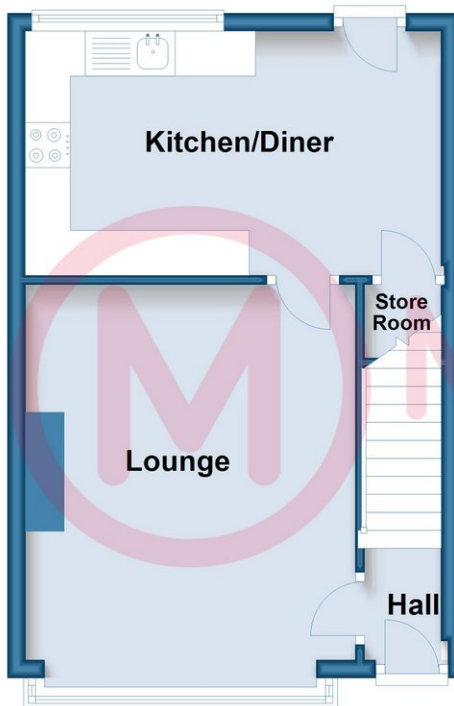
Directions: Take Red Bank Road inland and take the first right into Oldfield Avenue, Bryning Avenue is the third turning on the right.

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 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

Ground Floor



First Floor



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Bryning Avenue

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