



63 Bangor Avenue, Bispham,
Blackpool, FY2 0HX

£114,950

An End Garden Terraced property situated in a well established and superbly convenient spot, with a wealth of shops, restaurants and other amenities just around 150m from your front door. 63 would benefit from some updating, but does boast a Westerly facing rear garden which is around 50' in length and is sold with NO ONWARD CHAIN.

- Two Reception rooms
- Kitchen
- Three Bedrooms
- Bathroom
- Separate WC
- Gas central heating; UPVC double glazing
- Gardens - Westerly facing around 50' to the rear
- Off street parking



McDonald
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Hall: Meter cupboard, Wood effect laminate flooring, Radiator.

Lounge: 12'9" x 12'7" (3.89 m x 3.84 m) Feature fireplace with inset living flame gas fire, Coved ceiling, TV point, Wood effect laminate flooring, UPVC double glazed window, Radiator. Archway to :-

Dining Room: 11'0" x 8'4" (3.35 m x 2.54 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Kitchen: 11'0" x 9'7" (3.35 m x 2.92 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer sink with mixer tap, Built in oven and hob with extractor, Plumbed for washing machine, Wood effect laminate flooring, UPVC double glazed window, Radiator.

First Floor:

Bedroom 1: 12'6" x 11'4" (3.81 m x 3.45 m) TV point, UPVC double glazed window, Radiator.

Bedroom 2: 11'4" x 9'2" (3.45 m x 2.79 m) Built in cupboard, TV point, UPVC double glazed window, Radiator.

Bedroom 3: 7'0" x 6'10" (2.13 m x 2.08 m) Built in cupboard, UPVC double glazed window, Radiator.

Shower Room: Comprising; Step in shower, Pedestal wash basin, UPVC double glazed window, Radiator.

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

Outside:

Front: Gravelled and paved.

Rear: Westerly facing, Approximately 50' in length. Mainly laid to lawn with a concrete patio area and brick outhouses.

Parking: Off street parking to the front.

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)



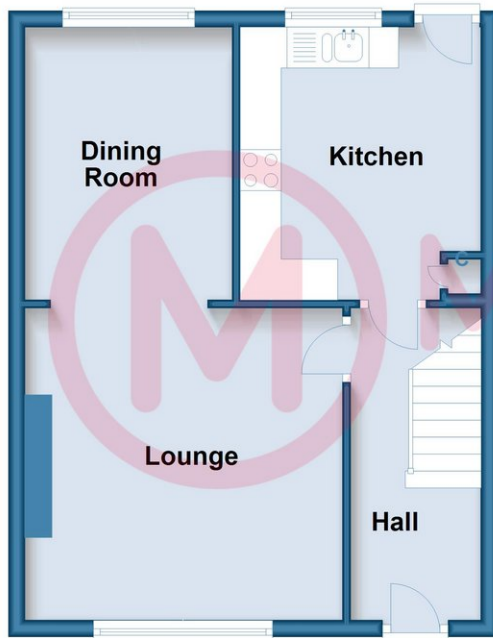
Directions: Travel inland along Red Bank Road, continue straight across the roundabout passing through Bispham Village. Bangor Avenue is the first road on the right after the mini roundabout.

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) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Bangor Avenue

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