



20A Wolverton Avenue, Bispham,
Blackpool, FY2 9NU

£250,000

A modern style Detached Family Home offering a unique opportunity with it's 'non estate position'. Each of the **FOUR BEDROOMS** is well proportioned and comes fitted with a range of wardrobes whilst the master also has an En- suite plus a dressing area. To the ground floor is the Lounge and a magnificent Dining Kitchen, with a separate Utility, and **WC.**

- Lounge -over 15ft in length
- Magnificent Dining Kitchen - over 22'
- Separate Utility; Ground floor WC
- Four Bedrooms - en suite to Master
- Four piece Family Bathroom
- UPVC double glazing; Gas central heating
- Gardens - Southerly facing to the rear
- Integral Garage

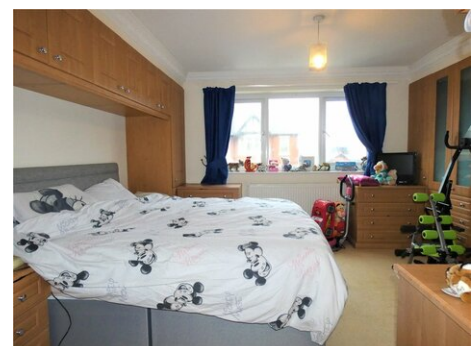


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Hall: Double glazed door, Coved ceiling, Radiator.

Lounge: 15'9" x 10'6" (4.80 m x 3.20 m) TV point, Coved ceiling, UPVC double glazed window, Radiator, Archway to :-

Dining Kitchen: 22'8" x 14'1" (6.90 m x 4.30 m) Modern style wall and base cupboard units with complementary worktops and matching breakfast bar, Oven and hob with extractor hood, One and a half bowl sink with mixer tap, Integrated dishwasher, Fridge, UPVC double glazed window and patio doors, Two radiators.

Utility Room: Fitted units with complementary roll edge worktops, Plumbed for washing machine, Coved ceiling, Tiled floor, UPVC double glazed window, Double glazed door, Radiator.

WC: Low flush WC, Part tiled walls, Tiled floor, Extractor fan, Understairs store, Radiator.

First Floor:

Landing.:

Bedroom 1: 14'1" x 13'9" (4.30 m x 4.20 m) Range of fitted wardrobes and base units with more matching storage to the dressing area, Loft access, TV point, UPVC double glazed window, Radiator.

En-Suite: Comprising; Walk in shower cubicle, Vanity wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Radiator.

Bedroom 2: 11'6" x 10'10" (3.50 m x 3.30 m) Fitted wardrobes with overhead storage forming bed recess, Coved ceiling, TV point, UPVC double glazed window, Radiator.

Bedroom 3: 11'6" x 10'10" (3.50 m x 3.30 m) Fitted wardrobes with overhead storage forming bed recess, Coved ceiling, TV point, UPVC double glazed window, Radiator.

Bedroom 4: 11'2" x 10'2" (3.40 m x 3.10 m) Fitted wardrobes with overhead storage forming bed recess, Coved ceiling, TV point, UPVC double glazed window, Radiator.

Family Bathroom: () Four piece bathroom suite comprising; Panelled bath, Corner step in shower, Vanity wash basin, Low flush WC, Tiled walls, Extractor fan, Cupboard, UPVC double glazed window, Radiator.

Outside:

Front: Laid to beds and rockery with a gravelled path.

Rear: Southerly facing, Paved and lawned.

Garage: Integral garage with light and power.

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.



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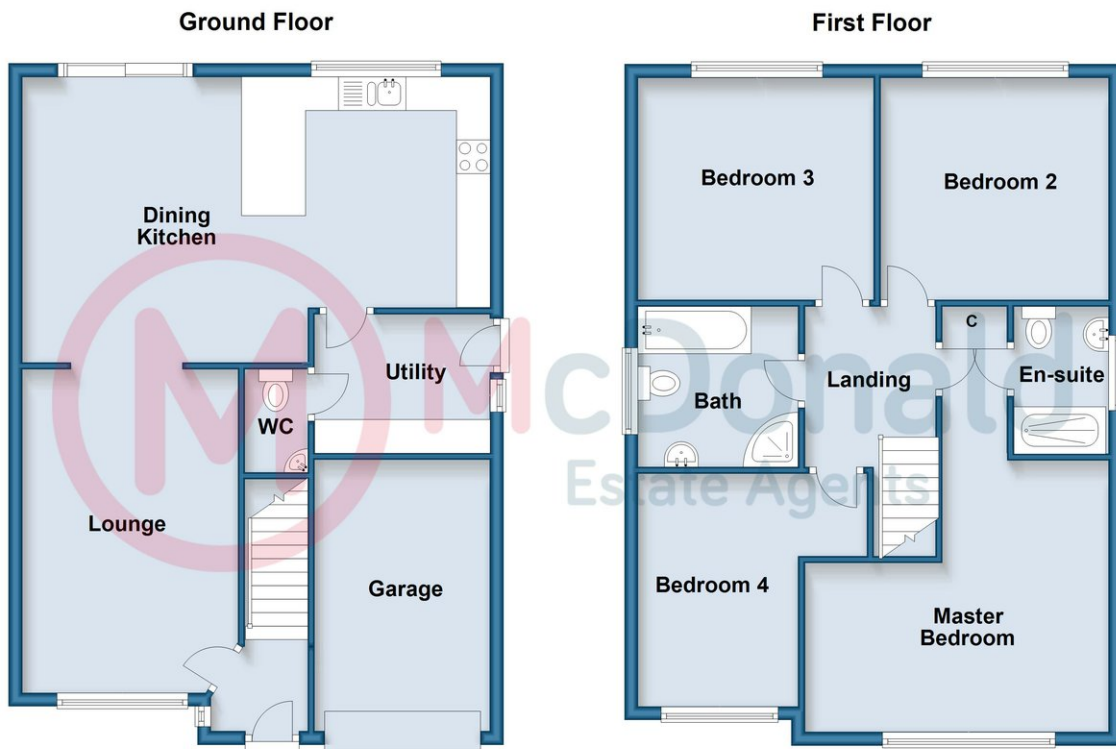


Directions: From our office proceed opposite along Warbreck drive. Follow this down and Wolverton is situated tenth on the right.

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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Wolverton Avenue

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