



Flat 2, 51 Washington Avenue,  
Bispham, Blackpool, FY2 0PT

**£65,000**

**A Really nicely proportioned Purpose Built First Floor Flat. Does need some updating, but is clean and tidy, and does already have UPVC double glazing and gas central heating. A fantastic First Time Buy or possible Buy To Let, sold with NO ONWARD CHAIN**

- Lounge; Dining Kitchen
- 1 Double bedroom; FOUR piece bathroom
- Gas central heating; UPVC double glazing
- Garage
- No monthly service charge



**McDonald**  
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**Communal Entrance:** UPVC double glazed doors, Access to garage area.

**Private Entrance:**

**Hall:** Built in airing cupboard, Wood effect laminate flooring, Coved ceiling, Recessed low voltage lighting.

**Lounge:** 14'1" x 11'6" (4.30 m x 3.50 m) UPVC double and secondary glazed window, Radiator.

**Dining Kitchen:** 14'1" x 6'11" (4.30 m x 2.10 m) Wall and base units with roll edge worktops and pull out breakfast bar, Single drainer sink, Plumbed for washing machine, Built in cupboard housing gas central heating boiler, UPVC double glazed window, Radiator.

**Walk in cupboard:** 6'7" x 4'11" (2.00 m x 1.50 m) potential for use as a study.

**Bedroom:** 12'6" x 10'6" (3.80 m x 3.20 m) UPVC double glazed window, Radiator.

**Bathroom:** Four piece suite comprising; Panelled bath, Pedestal wash basin, Low flush WC, Step in shower cubicle, Tiled walls, UPVC double glazed window, Radiator.

**Outside:**

**Communal Gardens:**

**Parking:** Garage with an up and over door.

**Heating:** Gas central heating (NOT TESTED).

**Tenure:** We have been informed that the property is freehold - £20 pm for insurance. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - A £1447.40 (2023/24)

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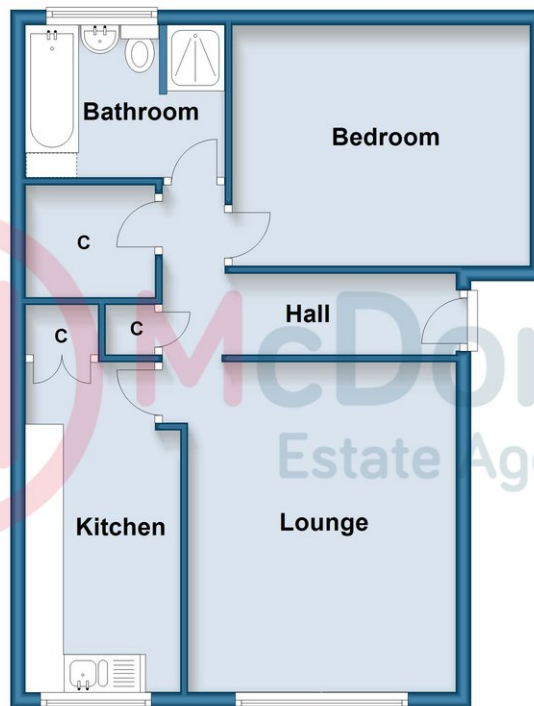
**Directions:** From our office on Red Bank Road proceed inland and at the roundabout take the third exit onto Bispham Road. Take the third left into Low Moor Road, and finally second right into Washington Avenue.

**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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			

### First Floor



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### Washington Avenue

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