



54 Bryning Avenue, Bispham,
Blackpool, FY2 9LZ

£139,950

A stunning Semi Detached with a fabulous modern open plan fitted Dining Kitchen, and a contemporary decor theme throughout. Bryning Avenue is always a popular location with both Red Bank Road and Bispham village virtually on the doorstep. The perfect First Time Buy or downsize.

****NO CHAIN****

- Lounge
- Modern open plan Dining Kitchen
- Two Bedrooms
- Modern style Bathroom
- UPVC double glazing
- Gas central heating
- Gardens - South Easterly facing to rear
- Off street parking

Successfully selling property since
1948.



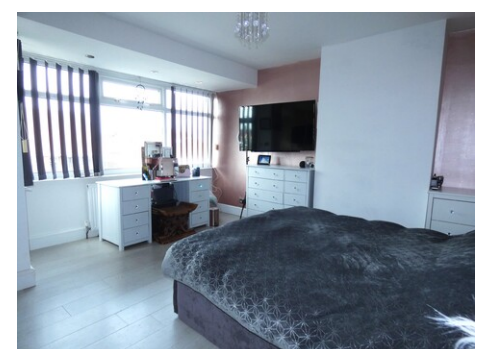
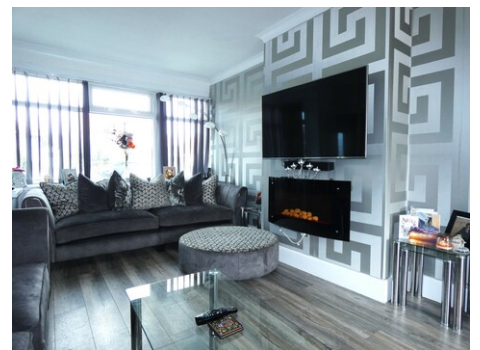
McDonald
Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498



sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk



Porch: UPVC double glazed windows and door.

Vestibule: Meter cupboard, Wood effect laminate flooring, Gas wall heater, UPVC double glazed door.

Lounge: 14'1" x 12'0" (4.29 m x 3.66 m) Contemporary style wall mounted fire, TV point, Wood effect laminate flooring, UPVC double glazed bay window. Open plan to:-

Dining Kitchen: 15'1" x 8'10" (4.60 m x 2.69 m) Stunning modern wall and base cupboard units with complementary worktops and breakfast bar, Single drainer sink with mixer tap, Plumbed for integrated washing machine, Split level oven and five burner hob with extractor over, Integrated microwave, UPVC double glazed window and patio doors, Radiator.

First Floor:

Landing: Loft access (part boarded with light accessed via a pull down ladder), UPVC double glazed window.

Bedroom 1: 14'1" x 12'2" (4.29 m x 3.71 m) Built in mirror front wardrobe, Wood effect laminate flooring, TV point, UPVC double glazed bay window, Radiator.

Bedroom 2: 8'10" x 7'10" (2.69 m x 2.39 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Radiator.

Outside:

Front: Laid to resin bonded gravel

Rear: A lovely sunny south-easterly facing rear garden. A combination of lawn and timber deck, Established borders, Brick built shed.

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)



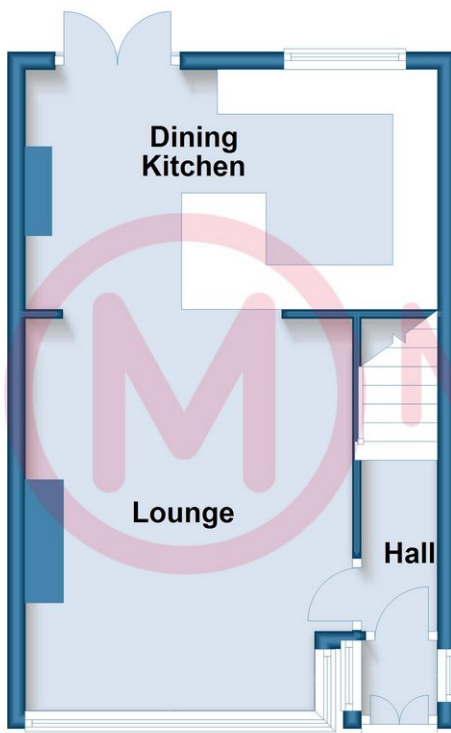
Directions: Take Red Bank Road inland and take the first right into Oldfield Avenue, Bryning Avenue is the third turning on the left.

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			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

Bryning Avenue

Are YOU thinking of selling?
 Call McDonald Estate Agents NOW, for
 your FREE market appraisal.

Award winning property sales since 1948.

