



67 Cleator Avenue, Bispham,
Blackpool, FY2 9TS

£199,950

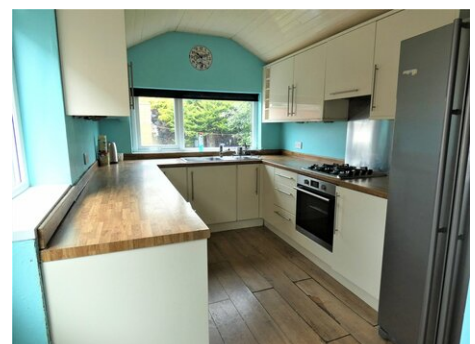
This Semi Detached home offers superbly proportioned accommodation. To the ground floor are the THREE Reception areas, plus a Kitchen whilst to the first floor are the three Bedrooms, Bathroom and Separate WC. Always a popular location, and sold with NO ONWARD CHAIN.

- Three Reception areas; Kitchen;
- Three Bedrooms
- Family Bathroom; Separate WC
- UPVC double glazing; Gas central heating.
- Gardens (Westerly facing rear)
- Garage and Carport.



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Vestibule: Meter cupboard, UPVC double glazed door.

Hall: Coved ceiling, Picture rail, Radiator.

Lounge: 16'1" x 12'6" (4.90 m x 3.80 m) Feature fireplace with composite marble hearth and inset living flame gas fire, TV point, Coved ceiling, UPVC double glazed bay window, Radiator.

Second Lounge: 16'1" x 11'6" (4.90 m x 3.50 m) Fireplace, Coved ceiling, TV point, UPVC double glazed bay window and patio door, Radiator. Open plant to:-

Dining Room: 10'6" x 7'10" (3.20 m x 2.40 m) Understairs storage, UPVC double glazed window, Radiator.

Kitchen: 11'10" x 7'10" (3.60 m x 2.40 m) Wall and base cupboard units with complementary roll edge worktops, Oven, Hob, Extractor, Integrated washing machine and dishwasher, Single drainer stainless steel sink with mixer tap, UPVC double glazed windows and door.

First Floor:

Landing: UPVC triple glazed stained glass window, Loft access.

Bedroom 1: 16'1" x 11'6" (4.90 m x 3.50 m) Built in wardrobe, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Bedroom 2: Built in wardrobes, Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 3: 9'2" x 7'10" (2.80 m x 2.40 m) TV point, UPVC double glazed window, Radiator.

Bathroom: Modern style bathroom comprising; Panelled bath with shower over, Vanity wash basin, Tiled walls, UPVC double glazed window, Towel heater radiator.

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

Outside:

Front: Mainly paved with raised beds.

Rear: Westerly facing rear garden, Approximately 50

Parking: Brick garage, Accessed via private drive with additional car port.

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 - D £2170.95 (2023/24)



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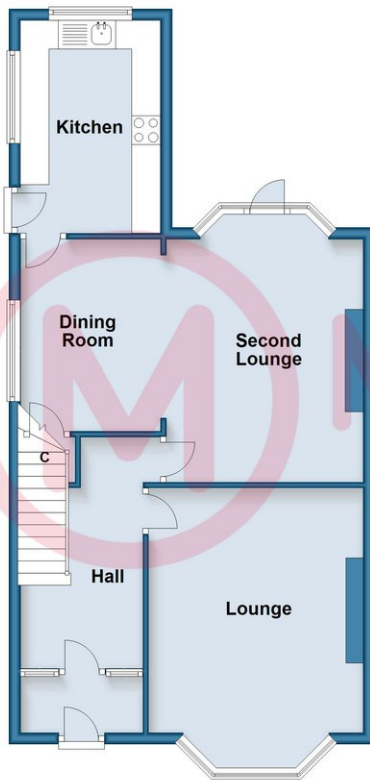
Directions: Travel inland along Red Bank Road and at the roundabout take the fourth exit into Devonshire Road, after passing North Shore Golf Course, take the first right into Shaftesbury Avenue, Cleator Avenue is the third turning on the left.

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.

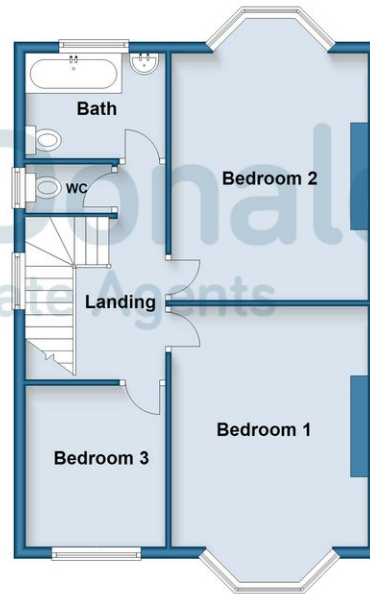
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Cleator Avenue

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