



5 Salop Avenue, Bispham,
Blackpool, FY2 9NB

£144,950

A cosy Semi Detached True Bungalow, located in a thoroughly popular residential area surrounded by similar properties. Constructed with two Bedrooms the property is currently arranged with one Bedroom and two reception rooms, but could easily be returned to its original configuration, and is sold with NO ONWARD CHAIN.

- Two Reception Rooms; Kitchen
- One Double Bedroom; Bathroom
- UPVC Double glazing
- Gas central heating
- Gardens front and rear
- Off street Parking



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



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Vestibule: Tiled floor, UPVC double glazed window and door.

Hall: Loft access (via pull down ladder), Radiator.

Dining Room/Bedroom 2: 9'1" x 8'7" (2.77 m x 2.62 m) Coved ceiling, UPVC double glazed window, Radiator.

Lounge: 17'0" x 10'0" (5.18 m x 3.05 m) Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Kitchen: 9'1" x 8'7" (2.77 m x 2.62 m) Wall and base cupboards with complementary roll edge worktops, Single drainer stainless steel sink, Plumbed for washing machine. UPVC double glazed windows and door.

Bedroom 1: 12'8" x 10'0" (3.86 m x 3.05 m) Built in wardrobes, Coved ceiling, TV point, UPVC double glazed window, Radiator.

Shower Room: 'Wet Room' style comprising; Shower area, Vanity wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Towel heater radiator.



Outside:

Front: Mainly paved.

Rear: Paved with flower borders, Brick built outhouse with electric lighting and sockets.

Parking: Private drive.

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)

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Directions: From our Bispham office on Red Bank Road proceed inland, Take the first right into Oldfield Avenue, Third left into Bryning Avenue, And finally first right into Salop 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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



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Plan produced using PlanUp.

Salop Avenue

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