



18 Lowther Avenue, Bispham,  
Blackpool, Lancashire, FY2 9PA

**£65,000**

**\*\*\* APARTMENT NEAR THE SEAFRONT \*\*\***

This **FIRST FLOOR** purpose built apartment is well-presented throughout, although would benefit from further updating. There is a lounge almost 14ft x 12ft, kitchen, double bedrooms and bathroom.

Two hugely appealing features are; the location, which is just 150 yards to the **PROMENADE** and the apartment has its own **PRIVATE** entrance.

**No onward chain**

- First Floor Flat
- Lounge
- DOUBLE bedroom
- Bathroom
- UPVC double glazing
- Gas central heating
- Within 150 yards of PROMENADE
- No chain



**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



Award winning property sales since 1948.



**Ground Floor:**

**Private Entrance:**

**Porch:** UPVC double glazed windows and front door, Tiled floor.

**Hall:** Staircase, Meter cupboard.



**First Floor:**

**Landing:** Radiator.

**Lounge:** 13'11" x 11'7" (4.24 m x 3.53 m) Decorative fireplace, Coved ceiling, UPVC double glazed window, Radiator. Open archway to:-

**Kitchen:** 11'6" x 8'4" (3.51 m x 2.54 m) Fitted wall and base cupboards, Roll edge worktops, Stainless steel sink, Cloaks area, Plumbed for washing machine, Part tiled walls, Service hatch to lounge.

**Bedroom:** 10'0" x 8'11" (3.05 m x 2.72 m) Built in cupboard housing combi gas central heating boiler, Two UPVC double glazed windows, Radiator.

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

**Outside:**

**Front:** Mainly concreted with flower borders.

**Rear:** Mainly concreted.

**Parking:** Off street parking to the front.

**Tenure:** We have been informed that the property is leasehold; 999 years from 2001. Prospective purchasers should seek clarification of this from their Solicitors.

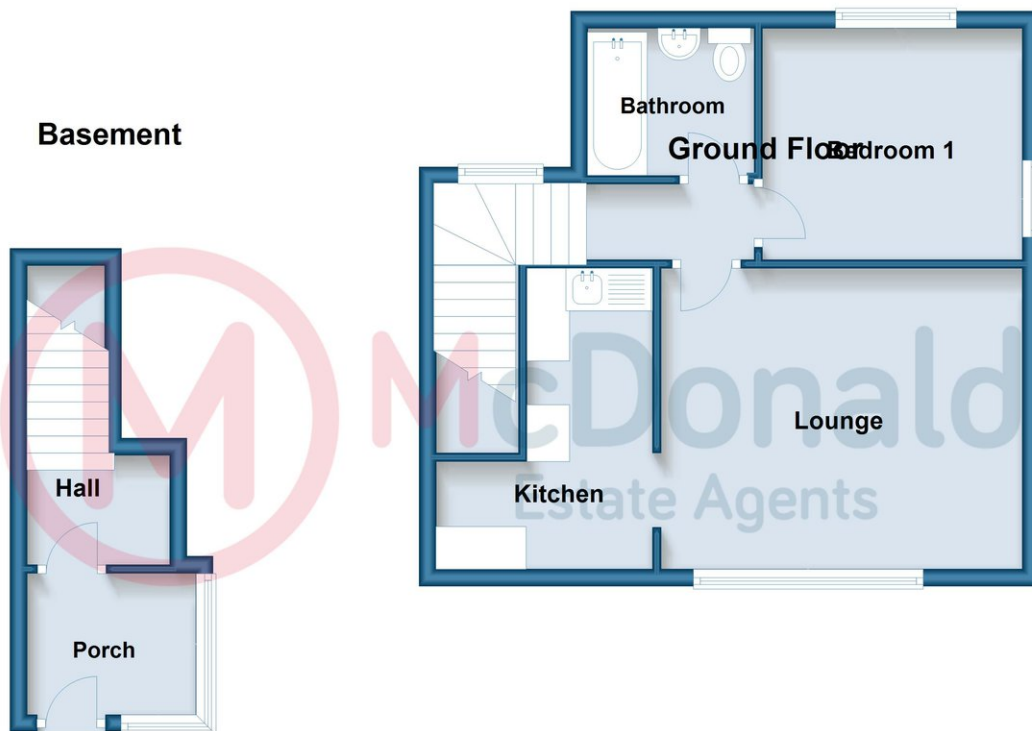
**Council Tax:** Band - A £1518.00 (2024/25)

**Directions:** From Red Bank Road take The Promenade heading south, Louthier Avenue can be found eighth 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>			
(39-54) <b>E</b>		42	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



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.

### Lowther Court

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

Award winning property sales since 1948.

