



16 Canada Crescent, Bispham,
Blackpool, FY2 0NT

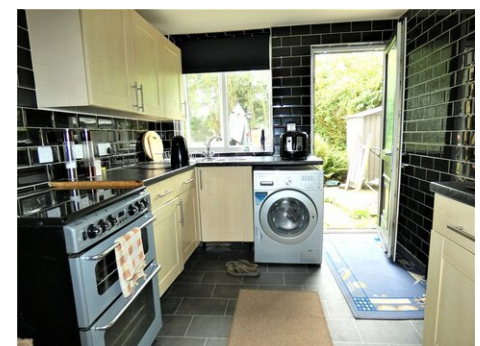
£144,950

A nicely proportioned End Terrace (end of four) property, with a **MAGNIFICENT** South Westerly facing rear that measures over 80' in length..... One for the Garden lovers !

- Lounge; Dining Room
- Kitchen
- Three Bedrooms
- Modern four piece Bathroom
- UPVC double glazing; Gas central heating
- Gardens - South Westerly facing to rear
- Possible 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



Award winning property sales since 1948.



Hall: UPVC double glazed door, Radiator.

Lounge: 15'5" x 11'2" (4.70 m x 3.40 m) Feature fireplace with inset fire, TV point, Coved ceiling, UPVC double glazed bay window, Radiator. Open to:-

Dining Room: 11'2" x 8'2" (3.40 m x 2.50 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed patio doors, Radiator.

Kitchen: 11'6" x 8'2" (3.50 m x 2.50 m) Wall and base cupboard units with complementary roll edge worktops, One and a half bowl stainless steel sink with mixer tap, Plumbed for washing machine, UPVC double glazed window, Door.



First Floor:

Landing: Loft access, UPVC double glazed window.

Bedroom 1: 15'1" x 9'10" (4.60 m x 3.00 m) Built in cupboard, TV point, UPVC double glazed window, Radiator.

Bedroom 2: 11'6" x 9'10" (3.50 m x 3.00 m) TV point, UPVC double glazed window, Radiator.

Bedroom 3: 7'3" x 6'11" (2.20 m x 2.10 m) Built in cupboard, UPVC double glazed window, Radiator.

Bathroom: Modern style four piece bathroom comprising; Corner bath, Step in shower, Low flush WC, Pedestal wash basin, Tiled walls and floor, UPVC double glazed window, Radiator.



Outside:

Front: Mainly paved.

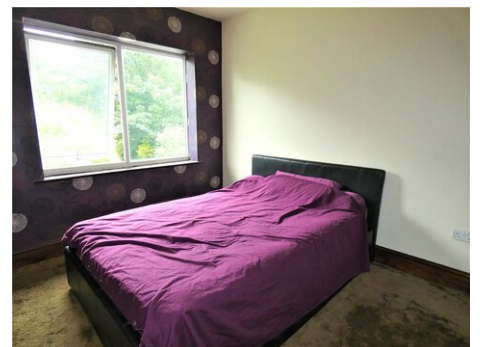
Rear: Westerly facing, over 80

Parking: Possible off street parking to the front of the property.

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 £1688.52 (2023/24)



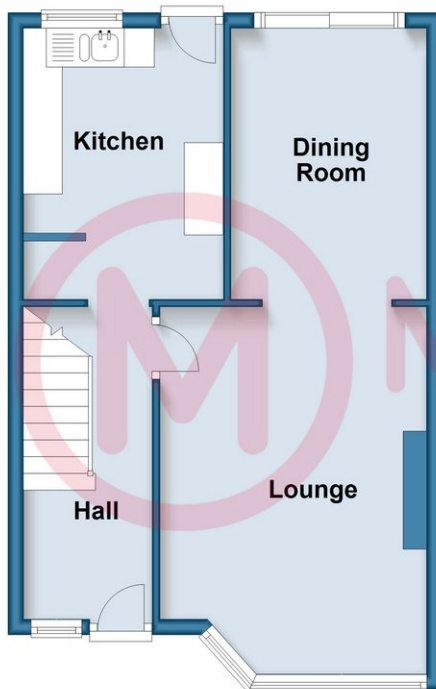
Directions: Take Red Bank Road and travel inland, at the roundabout take the third exit into Bispham Road. At the mini roundabout turn left into Moor Park Avenue, take the second right into Collins Avenue, and finally first left into Canada Crescent.

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.

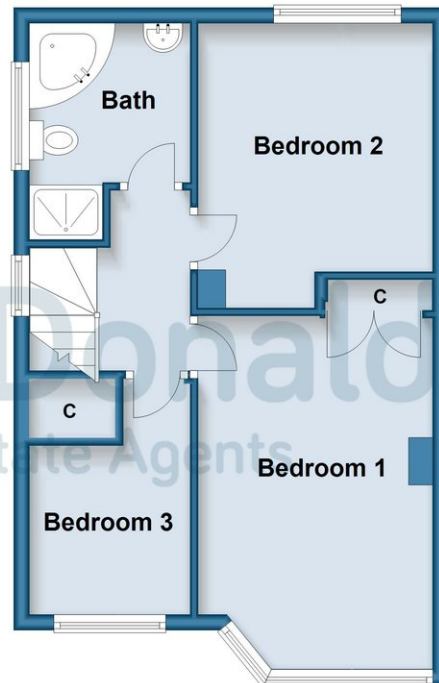
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C		66	
(55-68) D			
(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.

Canada Crescent

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

Award winning property sales since 1948.

