



## 5 Hanover Crescent, Bispham Blackpool, FY2 9DL

**£196,000**

Sitting proudly on a beautifully manicured, corner plot, is this two bedroom TRUE bungalow. It is clear to see the property has been well loved, and taken care of by its current owner, but is now available on the market with NO CHAIN delay. Briefly comprising; lounge, kitchen/diner, shower room, separate W/C plus two generous bedrooms. Externally, the property is surrounded by a stunning wrap around garden, PLUS has a private, courtyard style area to the rear, meaning the sun is always on the property. Situated in a quiet, tucked away spot in Bispham, just 0.3 miles from the PROMENADE.

- TRUE bungalow
- Corner plot
- Two bedrooms
- Kitchen/diner
- Stunning wrap around garden
- Garage
- Off street parking
- 0.3 miles from PROMENADE



**McDonald**  
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**Entrance:** Double glazed front door.

**Porch:** Meter cupboard.

**Hall:** Loft access, Radiator.

**Lounge:** 13'9" x 11'8" (4.19 m x 3.56 m) Feature tiled fireplace, Coved ceiling, UPVC double glazed window, Radiator.

**Bedroom 1:** 11'0" x 11'1" (3.35 m x 3.38 m) Coved ceiling, Three aluminium double glazed windows, Radiator.

**Bedroom 2:** 12'6" x 9'6" (3.81 m x 2.90 m) Aluminium double glazed window, Radiator.

**Shower Room:** Walk in shower cubicle, Pedestal wash basin, Built in storage cupboard, Aluminium double glazed window.

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

**Kitchen:** 12'7" x 10'8" (3.84 m x 3.25 m) Wheelchair adapted fitted kitchen, Wall and base cupboard unit with complementary worktops, Stainless steel sink and drainer, Freestanding cooker, Part tiled walls, Two aluminium double glazed windows, UPVC double glazed door to rear.

**Rear Porch:** Space and plumbing for washing machine, UPVC double glazed doors to the front and rear, UPVC double glazed window.

**Garage:** Brick built garage with an up and over door.

**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 - C £2024.00 (2024/25)



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**Directions:** Take Red Bank Road and proceed inland, take the fifth left into Norcliffe Road, First right into Rivington Avenue, first left into Everest Drive and finally second left into Hanover 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) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Ground Floor



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Hanover Crescent

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