



6 Oldfield Avenue, Bispham,
Blackpool, FY2 9NQ

£169,950

And End Terrace (end of four) home occupying a great location just off Red Bank Road with all its amenities. The property has had the benefit of a **COMPREHENSIVE RE-FURBISHMENT** to include stunning newly fitted Kitchen and Bathroom facilities and a contemporary decor theme throughout. All the joy of a 'new home' encapsulated in a traditional shell, and sold with **NO ONWARD CHAIN**.

- Three Bedrooms
- Superb newly fitted Dining Kitchen
- Separate Lounge
- Stunning newly fitted four piece Bathroom
- UPVC double glazing
- Gas central heating
- Gardens - Westerly facing to the rear
- Off street parking

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Hall: Wood effect laminate flooring, Recessed lighting, Meter cupboard, Understairs storage, UPVC double glazed door, Radiator.

Lounge: 15'2" x 11'8" (4.62 m x 3.56 m) TV point, Recessed lighting, UPVC double glazed bay window, Radiator.

Dining Kitchen: 18'1" x 13'7" (5.51 m x 4.14 m) Superb newly fitted wall and base cupboard units with complementary roll edge worktops and matching breakfast bar, Built in oven and hob with extractor over, Plumbed for washing machine, Wood effect laminate flooring, TV point, UPVC double glazed windows and door, Recessed lighting, Radiator.

First Floor:

Landing: Recessed lighting, Loft access, UPVC double glazed window.

Bedroom 1: 12'3" x 11'8" (3.73 m x 3.56 m) Fitted wardrobes and matching storage, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 12'9" x 10'4" (3.89 m x 3.15 m) TV point, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 3: 8'11" x 6'9" (2.72 m x 2.06 m) Coved ceiling, UPVC double glazed window, Radiator.

Bathroom: Stunning newly fitted four piece comprising; Panelled bath, Walk in shower, Vanity wash basin, Low flush WC, Tiled walls and floor, Towel heater radiator, UPVC double glazed windows.

Outside:

Front: Laid to gravel, Raised borders with inset lighting, Established trees and shrubs.

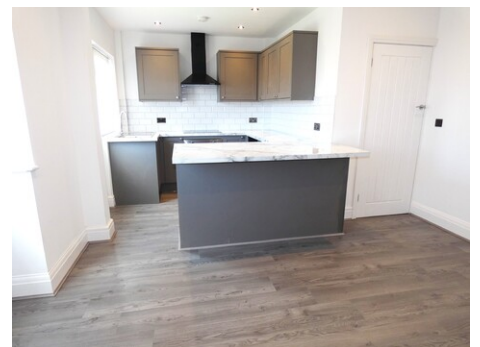
Rear: Westerly facing, Laid to artificial lawn.

Parking: Off street parking to the front.

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)



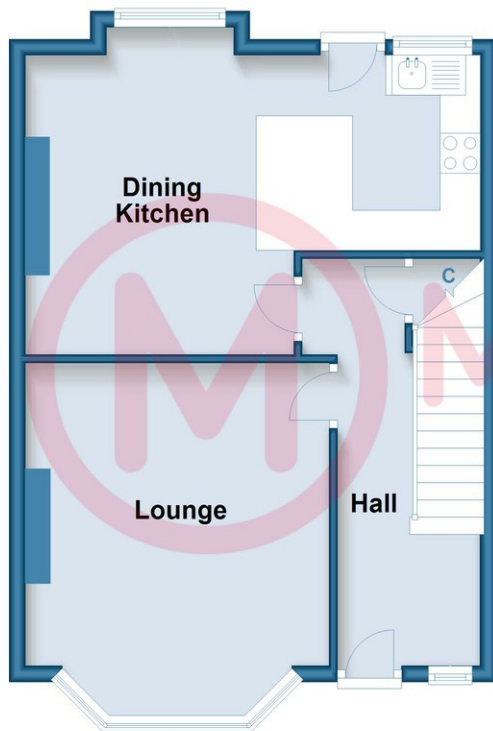
Directions: From our Red Bank Road office, proceed inland and Oldfield Avenue can be found first on your right after Sainsburys supermarket.

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.

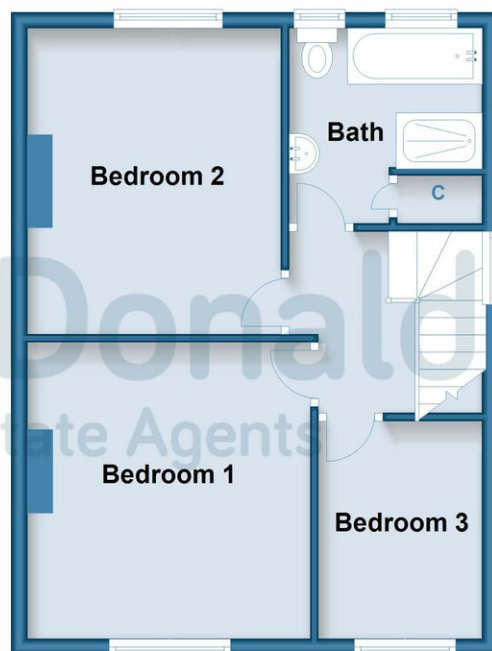
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

Ground Floor



First Floor



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Plan produced using PlanUp.

Oldfield Avenue

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