



4 Wyresdale Avenue, Bispham,
Blackpool, FY2 0HU

£169,950

DETACHED true bungalow, located less than 200 yards from Bispham Village!

The property is well presented, and offers spacious accommodation throughout. Briefly comprising; lounge, kitchen/diner, sun room, two bedrooms plus modern bathroom. With a sunnier WEST facing rear garden, brick built garage and ever so convenient location, this property ticks so many boxes.

Sold with NO ONWARD CHAIN!

- DETACHED true bungalow
- Less than 200 yards from Bispham Village
- WEST facing rear garden
- NO ONWARD CHAIN
- Garage
- Two bedrooms
- Kitchen/diner

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Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498



sales@mcdonaldproperty.co.uk

www.mcdonaldproperty.co.uk



Hall: Meter cupboard, UPVC double glazed front door, Radiator.

Lounge: 16'9" x 11'6" (5.11 m x 3.51 m) Feature fireplace with marble effect hearth, Coved ceiling, UPVC double glazed bay window, Radiator.

Kitchen/Dining Room: 11'2" x 11'2" (3.40 m x 3.40 m) Fitted wall and base units with complementary work surfaces, Stainless steel sink and drainer, Integrated electric oven and hob with extractor over, Tiled splash back, Plumbing and space for washing machine, UPVC double glazed window and door, Radiator.

Sun Room: 9'2" x 7'7" (2.79 m x 2.31 m) UPVC double glazed windows and door, Radiator.

Bedroom 1: 13'9" x 11'6" (4.19 m x 3.51 m) Fitted wardrobes and dressing table, UPVC double glazed window, Radiator.

Bedroom 2: 8'10" x 8'10" (2.69 m x 2.69 m) UPVC double glazed window, Radiator.

Bathroom: () 'L' shaped panelled bath with overhead shower, Wash basin, Low flush WC, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Paved forecourt with flower borders.

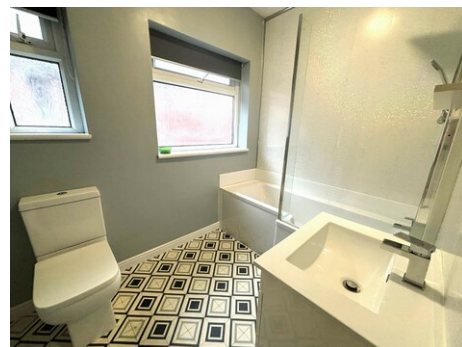
Rear: Southerly facing patio area with gravel surrounds.

Garage: Brick built garage with an up and over door and power. Accessed via a shared driveway 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 - C £2024.00 (2024/25)



Directions: From our office on Red Bank Road proceed inland, continue straight across at the roundabout, and at the mini roundabout turn right into Blackpool Road. Wyresdale Avenue is the first road 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 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



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Wyresdale Avenue

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