



61 Cornwall Avenue, Bispham,
Blackpool, FY2 9QN

£184,950

A centre hall style Semi Detached home offering superbly proportioned living spaces. To the ground floor are the two separate Reception rooms- each around 16', plus a Kitchen with Breakfast area, and ground floor Shower room, whilst to the first floor are the three Bedrooms, Bathroom and Separate WC. Immaculately presented accommodation throughout.

- Two Reception rooms
- Kitchen
- Breakfast area
- Ground floor Shower room
- Three Bedrooms; Bathroom; Separate WC
- Double glazing; Gas central heating
- Gardens; possible Garage to rear



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Vestibule: Double glazed window and door, Meter cupboard.

Hall: Coved ceiling, Picture rail, Understairs storage, Radiator.

Lounge: 16'1" x 12'2" (4.90 m x 3.70 m) Feature fireplace with an inset remote controlled living flame gas fire, Coved ceiling, Picture rail, TV point, UPVC double glazed bay window, Radiator.

Dining Room: 16'1" x 11'2" (4.90 m x 3.40 m) Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

Kitchen: 12'2" x 8'2" (3.70 m x 2.50 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor over, One and a half bowl stainless steel sink with mixer tap, Plumbed for washing machine, Tiled floor, UPVC double glazed window, Radiator.

Breakfast Area: 8'2" x 7'10" (2.50 m x 2.40 m) Tiled floor, UPVC double glazed window and door.

Shower Room: Comprising; Walk in shower, Integrated low flush WC and wash basin, Built in cupboard, UPVC double glazed window, Radiator.

First Floor:

Landing: Picture rail, Loft access, Radiator.

Bedroom 1: 16'1" x 12'2" (4.90 m x 3.70 m) Fireplace, Coved ceiling, Picture rail, TV point, UPVC double glazed bay window, Radiator.

Bedroom 2: Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

Bedroom 3: 8'10" x 7'3" (2.70 m x 2.20 m) Vanity wash basin, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Vanity wash basin, Built in cupboard, Walk in cupboard, UPVC double glazed window, Radiator.

Separate WC: Low flush WC, UPVC double glazed window.

Outside:

Front: Mainly paved.

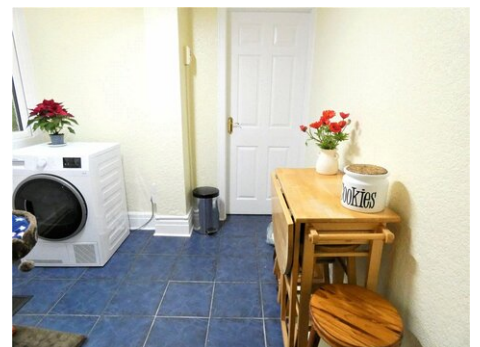
Rear: Westerly facing. Mainly paved with raised borders.

Office/Workshop: 16'9" x 8'10" (5.10 m x 2.70 m) Light, Power, UPVC double glazed 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 £1834.35 (2022/23)



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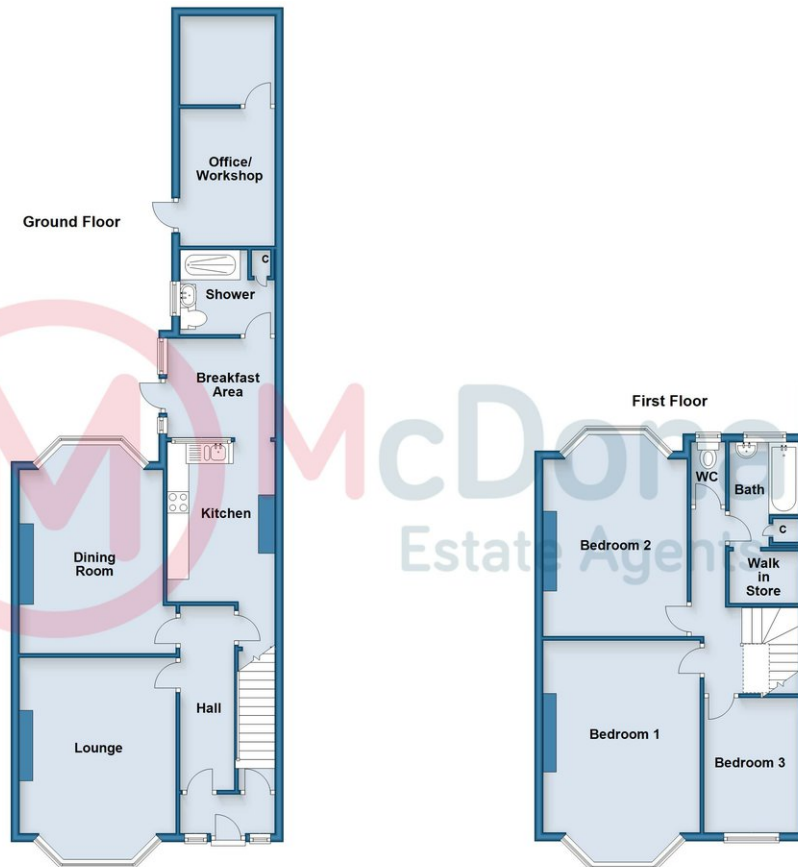


Directions: From our office on Red Bank Road proceed south directly along Warbreck Drive. Take the fourth left into Lowther Avenue. At the bottom turn right into Cornwall Avenue.

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			
(69-80) C			77
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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