



13 Stopford Avenue, Bispham
FY2 0QQ

£149,500

This semi detached home is well presented, with a modern décor theme throughout. Offering two generous reception areas, three bedrooms, and delightful low maintenance rear garden which is also not directly overlooked from behind. In addition, there is off street parking for two vehicles PLUS garage.

Sold with NO CHAIN delay.

- Semi-detached home
- Two generous reception rooms
- Three bedrooms
- Modern décor throughout
- Large private rear garden
- Off street parking
- Garage
- NO CHAIN

Successfully selling property since
1948.



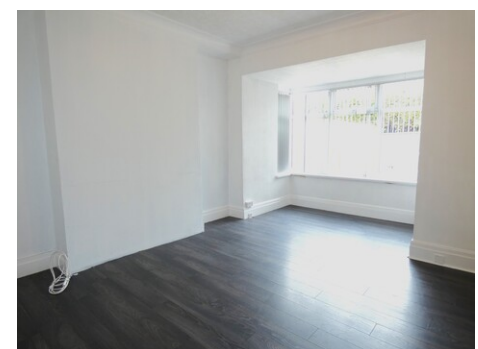
McDonald
Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498



sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk



Hall:

Lounge: 14'8" x 12'4" (4.47 m x 3.76 m) Fireplace with fire surround, Marble inset and hearth, Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Room: 16'11" x 12'3" (5.16 m x 3.73 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Kitchen: 12'6" x 8'11" (3.81 m x 2.72 m) Fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, Built in oven and hob with extractor over, Plumbed for washing machine, Part tiled walls, Tiled floor, UPVC double glazed windows and rear door.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 12'4" x 11'10" (3.76 m x 3.61 m) UPVC double glazed window, Radiator.

Bedroom 2: 12'4" x 12'0" (3.76 m x 3.66 m) Built in louvred cupboard, UPVC double glazed window, Radiator.

Bedroom 3: 7'11" x 6'0" (2.41 m x 1.83 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with overhead shower, Pedestal wash basin, Low flush WC, Panelled walls, UPVC double glazed window, Radiator.

Outside:

Front: Mainly lawned plus concrete driveway.

Rear: Brick/block paved, Flowerbed to border, Excellent level of privacy.

Garage: Brick garage.

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)



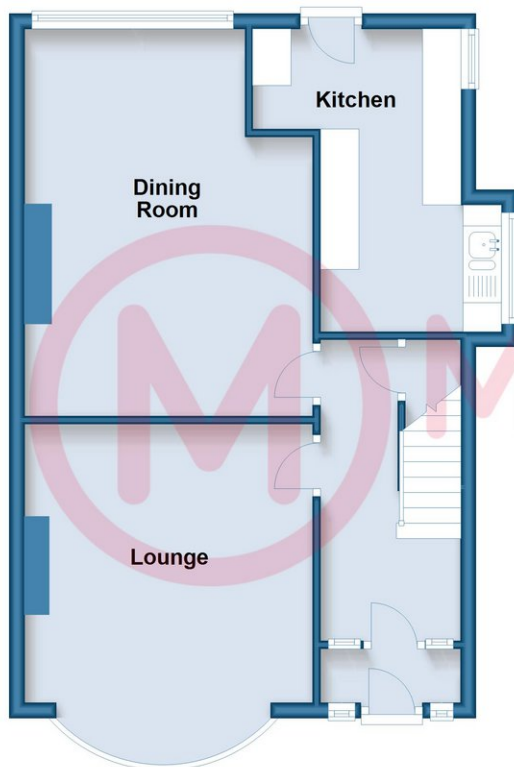
Directions: Take Red Bank Road and proceed inland taking your third exit at the roundabout into Bispham Road, follow Bispham Road past the Squirrel Pub and Stopford Avenue is the third on the left.

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.

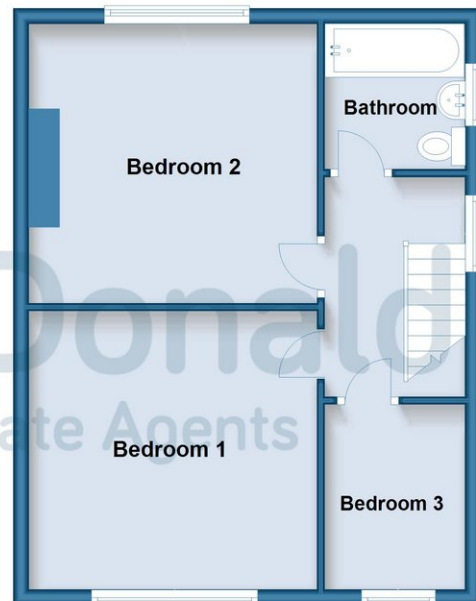
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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.

Stopford Avenue

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

Award winning property sales since 1948.

