



1 Highcroft Avenue, Bispham,  
Blackpool, FY2 0BT

**£165,000**

**An extended Semi Detached True Bungalow occupying a deceptively sizeable corner plot, with beautiful Gardens to three sides - which could alternatively offer superb levels of parking if needed. Lovely order throughout, and sold with NO ONWARD CHAIN.**

- Lounge - over 17'
- Separate Dining room
- Kitchen
- Conservatory
- Two Bedrooms
- Bathroom
- Beautiful Gardens to three sides
- Garage and additional parking



**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



Award winning property sales since 1948.



**Vestibule:** UPVC double glazed door.

**Hall:** Loft access, Meter cupboard.

**Lounge:** 17'3" x 11'6" (5.26 m x 3.51 m) Feature fireplace with inset living flame gas fire, Coved ceiling, TV point, UPVC double glazed picture window, Radiator.

**Dining Room:** 9'4" x 9'1" (2.84 m x 2.77 m) UPVC double glazed window, Radiator.

**Kitchen:** 10'2" x 6'5" (3.10 m x 1.96 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor over, Single drainer sink with mixer tap, Integrated dishwasher, Plumbed for washing machine, UPVC double glazed window and door.

**Conservatory:** 7'7" x 6'5" (2.31 m x 1.96 m) UPVC double glazed window, Radiator.

**Bedroom 1:** 12'2" x 9'5" (3.71 m x 2.87 m) Built in wardrobe, Radiator.

**Bedroom 2:** 9'9" x 9'4" (2.97 m x 2.84 m) Modern fitted wardrobes, UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window, Radiator.

**Outside:**

**Front & Side:** Lawned with numerous established trees, shrubs and plants.

**Rear:** A combination of lawn and gravelled areas with a patio area and established trees and shrubs.

**Parking:** Concrete sectional garage with a private drive - further possibility for additional parking.

**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)



Award winning property sales since 1948.



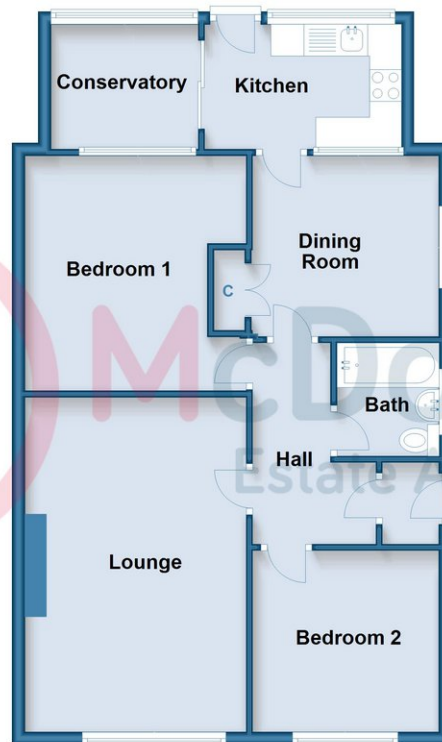


**Directions:** From our office on Red Bank Road proceed inland to the roundabout, travel straight ahead through the village into Ingthorpe Avenue, At the end of the road turn left into Ashfield Road, Highcroft Avenue is the third turning on your right hand side.

**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.

### Ground 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.

**Highcroft Avenue**

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

Award winning property sales since 1948.

