



58 Salmesbury Avenue, Blackpool,
FY2 0PR

£124,995

***** SEMI-DETACHED with CONSERVATORY and SOUTH facing rear *****

This semi detached house would benefit from a little TLC, but offers THREE bedrooms, both a lounge AND dining area and in addition a UPVC conservatory and FITTED kitchen. Externally the rear gardens command a sunnier SOUTH facing aspect and an invaluable GARAGE.

No onward chain.

- THREE bedrooms
- Through lounge
- FITTED kitchen
- Modern bathroom
- UPVC double glazing
- Gas central heating
- SOUTH rear
- Garage



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Hall: Meter cupboards, Staircase, Double glazed window, Radiator.

Lounge: 12'0" x 10'3" (3.66 m x 3.12 m) Double glazed bay window, Radiator. Open archway to:-

Dining Area: 9'10" x 7'9" (3.00 m x 2.36 m) Radiator, Double glazed patio doors to:-

Conservatory: 7'11" x 6'11" (2.41 m x 2.11 m) Tiled floor, UPVC double glazed windows and rear door.

Kitchen: 9'1" x 7'11" (2.77 m x 2.41 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven and hob with extractor hood, Plumbed for washing machine, Part tiled walls, Two UPVC double glazed windows.

First Floor:

Landing: Built in cupboard housing gas central heating boiler, Double glazed window.

Bedroom 1: 12'0" x 9'11" (3.66 m x 3.02 m) Double glazed bay window, Radiator.

Bedroom 2: 9'11" x 9'3" (3.02 m x 2.82 m) Double glazed window, Radiator.

Bedroom 3: 8'9" x 6'0" (2.67 m x 1.83 m) Double glazed window, Radiator.

Bathroom: Modern three piece bathroom comprising; Panelled bath with overhead shower and screen, Pedestal wash basin, Low flush WC, Tiled walls, Double glazed window, Radiator.

Outside:

Front: Paved with flowerbed to border.

Rear: South facing, Paved patio, Flowerbeds to border.

Garage: Access via shared access, requires repair/replacement.

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)



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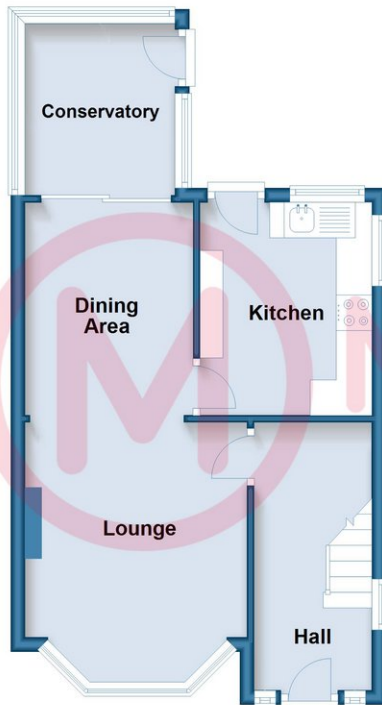
Directions: Take Red Bank Road and proceed inland, at the roundabout take the third exit onto Bispham Road. Salmesbury Avenue is the fourth road on the left.

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.

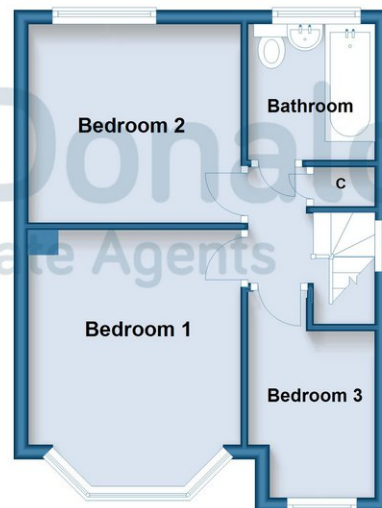
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Plan produced using PlanUp.

Salmesbury Avenue

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