



**McDonald**

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72 Highcroft Avenue, Bispham,  
Blackpool, FY2 0BW

**£129,950**

Occupying a versatile corner plot, this Fielding built Semi Detached Home is ready to walk into, yet still offers a blank canvas just waiting for you to make your own. A great First Time Buy, sold with NO ONWARD CHAIN.

- Lounge
- Dining Room
- Kitchen
- Three Bedrooms
- UPVC double glazing
- Corner Gardens - South Westerly facing rear
- Private drive with Garage



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**Hall:** Meter cupboard, UPVC double glazed window and door.

**Lounge:** 12'2" x 10'3" (3.71 m x 3.12 m) Feature fireplace, TV point, UPVC double glazed bay window. Archway to:-

**Dining Room:** 9'2" x 7'6" (2.79 m x 2.29 m) UPVC double glazed window.

**Kitchen:** 9'2" x 8'2" (2.79 m x 2.49 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink with mixer tap, Built in oven and hob with extractor, UPVC double glazed window and door.



## First Floor:

**Landing:** Airing cupboard, UPVC double glazed window.

**Bedroom 1:** 12'7" x 10'0" (3.84 m x 3.05 m) Built in wardrobes, UPVC double glazed bay window.



**Bedroom 2:** 10'0" x 9'2" (3.05 m x 2.79 m) UPVC double glazed window.

**Bedroom 3:** 7'0" x 6'0" (2.13 m x 1.83 m) UPVC double glazed window.



**Shower Room:** Modern style three piece shower room comprising; Step in shower, Low flush WC, Pedestal wash basin, Tiled walls and floor, UPVC double glazed window.

## Outside:

**Front and Side:** Mainly laid to lawn.

**Rear:** South-westerly facing, Mainly concreted.

**Parking:** Garage accessed via a private drive.

**Council Tax:** Band - B £1771.00 (2024/25)



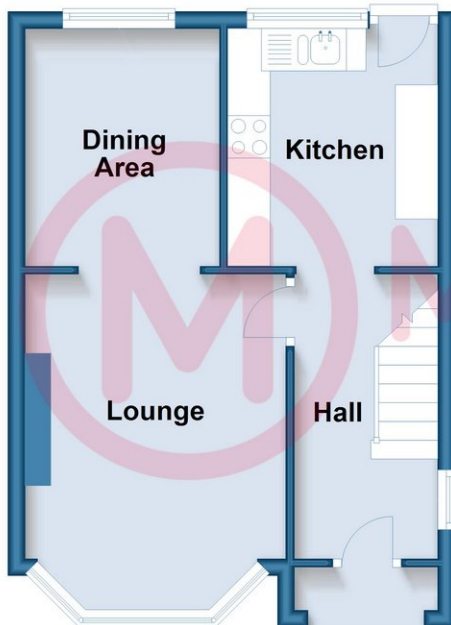
**Directions:** Take Red Bank Road and proceed inland to the roundabout, travel straight ahead through the village into Ingthorpe Avenue. At the end of the road turn left into Ashfield Road, Highcroft Avenue is the third turning on your right hand side.

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**Ground Floor**



**First Floor**



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**Highcroft Avenue**

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