



18 Rivington Avenue, Bispham,
Blackpool, FY2 9ER

£190,000

Three bed semi-detached property, located in a super convenient spot in Bispham just 0.3 miles from the village centre.

With stylish décor throughout, two generous reception rooms, stunning kitchen (over 20ft long!!), three well proportioned bedroom and gorgeous family bathroom - this home is ready to move into with no work to do!

The southerly facing rear garden is a fantastic size, with a decked seating area under a pergola, large artificially lawned space leading to the rear parking space and garage.

- Semi-Detached
- Two reception rooms
- Stylish décor throughout
- Stunning kitchen
- Space saving under-stairs storage
- Three bedrooms
- Southerly facing rear
- Garage; Rear parking space

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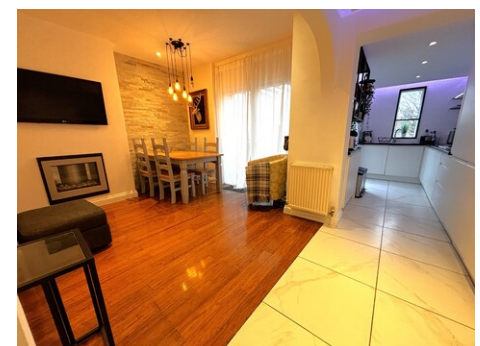
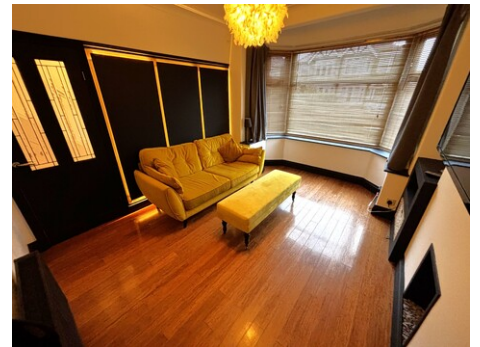
McDonald
Estate Agents

Fylde Coast Property Hub

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



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



Entrance: UPVC double glazed front door.

Hall: Meter cupboard, Laminate flooring, Understairs storage, Radiator.

Lounge: 13'10" x 10'11" (4.22 m x 3.33 m) Built in storage to alcoves, Feature wood panelling with recessed lights, Laminate flooring, UPVC double glazed bay window, Radiator.

Dining Room: 13'3" x 10'10" (4.04 m x 3.30 m) Feature tiled alcoves, Feature wood panelled wall, Electric fire, Laminate flooring, UPVC double glazed patio doors to rear, Radiator. Open to:-

Kitchen: 20'7" x 6'0" (6.27 m x 1.83 m) Wall and base cupboard units with complementary worktops, Integrated gas hob with extractor over, Integrated eye level oven, Integrated dishwasher, Stainless steel sink and drainer, Cupboard housing washing machine and tumble dryer, Part tiled walls, Spotlighting, Recessed LED lighting, UPVC double glazed windows to two elevations, UPVC door to side, Radiator.

First Floor:

Landing: Loft access, UPVC double glazed window.

Bedroom 1: 13'11" x 10'2" (4.24 m x 3.10 m) Fitted wardrobes/storage, Wall lights, UPVC double glazed bay window, Radiator.

Bedroom 2: 14'0" x 10'2" (4.27 m x 3.10 m) UPVC double glazed window, Radiator.

Bedroom 3: 7'3" x 6'10" (2.21 m x 2.08 m) Built in wardrobe and overhead unit, UPVC double glazed window, Radiator.

Bathroom: Bath with overhead shower, Low flush WC, Vanity wash basin, LED mirror, Shaver point, Inset shelving, UPVC double glazed window, Towel heater/radiator.

Outside:

Front: Split level paved forecourt garden with mature shrubs and hedges to side.

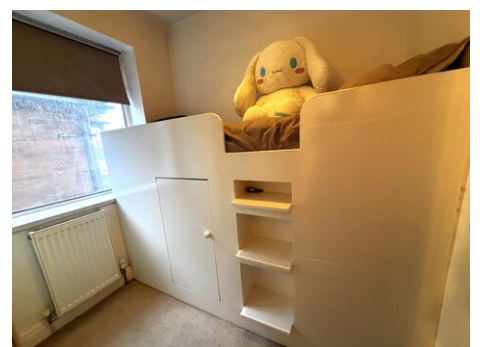
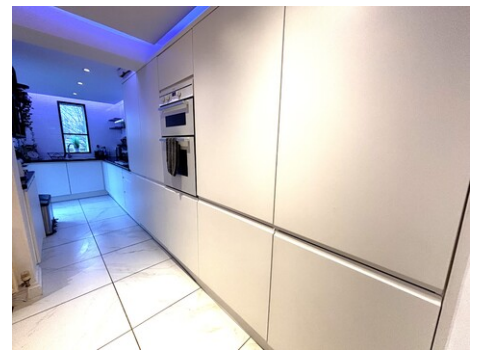
Rear: Decked seating area with pergola, Artificial lawn with paved border, LED lighting, Steps to rear parking space and garage.

Garage: Single 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)



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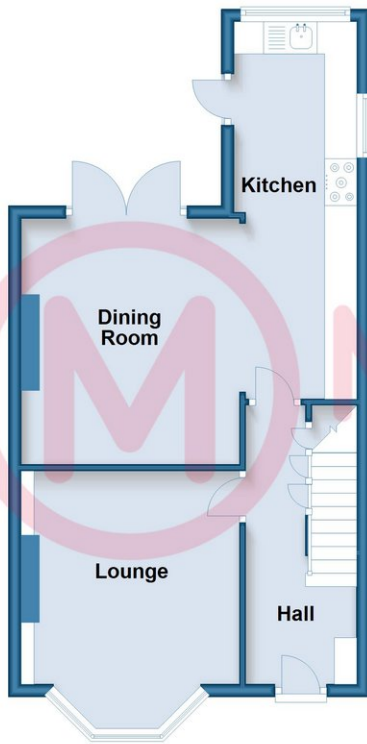
Directions: From our office travel inland along Red Bank Road taking the last left before the roundabout into Norcliffe Road and then first right into Rivington Avenue.

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.

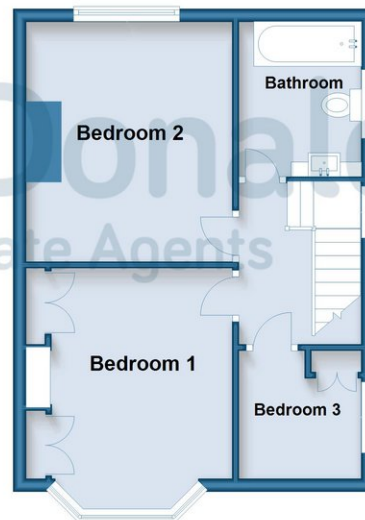
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

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

Ground Floor



First Floor



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Rivington Avenue

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