



3 Denstone Avenue, Bispham,  
Blackpool, FY2 0HZ

**Guide Price £105,000**

**\*\*AUCTION! AUCTION! AUCTION!\*\***

A Semi Detached home offering three Bedrooms, a Lounge and an open plan Dining Room/Kitchen, UPVC double glazing and gas central heating PLUS a great rear Garden measuring over 60' in length. Sold with NO ONWARD CHAIN

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



**McDonald**  
Estate Agents

**Fylde Coast Property Hub**

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- Lounge
- Open plan Dining Room/Kitchen
- Ground floor WC
- Three Bedrooms; Bathroom
- UPVC double glazing; Gas central heating
- Gardens - over 60' to the rear
- Garage with private drive



**Hall:** Staircase, UPVC double glazed door, Radiator.

**Lounge:** 11'8" x 11'4" (3.56 m x 3.45 m) Coved ceiling, Picture rail, TV point, UPVC double glazed bay window, Radiator.

**Dining Room:** 14'5" x 11'2" (4.39 m x 3.40 m) Coved ceiling, Picture rail, Wood effect laminate flooring, UPVC double glazed window. Open plan to:-



**Kitchen:** 16'3" x 7'0" (4.95 m x 2.13 m) Wall and base cupboard units with fitted worktops and breakfast bar, Gas hob, Stainless steel sink and drainer, Plumbed for washing machine, UPVC double glazed windows and door, Radiator.

**Ground Floor WC:** Low flush WC, UPVC double glazed window.

**First Floor:**

**Bedroom 1:** 14'1" x 9'10" (4.29 m x 3.00 m) UPVC double glazed window, Radiator.



**Bedroom 2:** 12'7" x 9'7" (3.84 m x 2.92 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 8'1" x 6'7" (2.46 m x 2.01 m) UPVC double glazed window, Radiator.

**Bathroom:** Panelled bath with overhead shower, Pedestal wash basin, Low flush WC, UPVC double glazed windows, Radiator.

**Outside:**

**Front:** Laid to bark with established trees.

**Rear:** Over 60' in length, A combination of lawn and paved patio with established trees.

**Parking:** Driveway and concrete sectional 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 - B £1771.00 (2024/25)





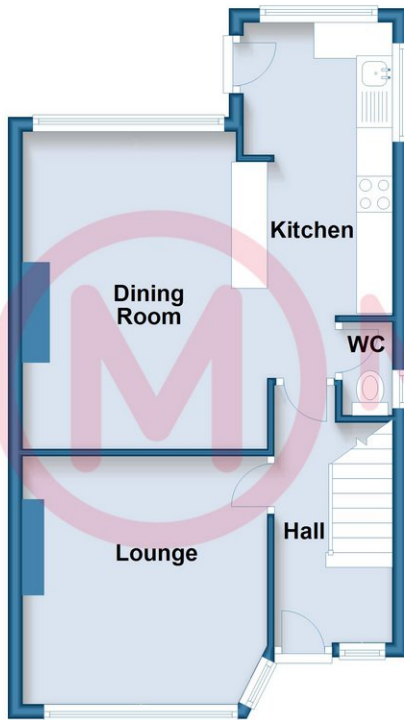
**Directions:** From our office travel inland along Red Bank Road, continue straight across the roundabout passing through Bispham Village. At the mini roundabout turn right into Blackpool Road and Denstone is second left.

**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)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(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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Plan produced using PlanUp.

**Denstone Avenue**

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