



5 Arundel Avenue, Bispham,
Blackpool, FY2 9HJ

£300,000

An imposing family home, offering magnificent levels of accommodation with FIVE Bedrooms, THREE Reception rooms AND a Conservatory overlooking the beautiful rear garden. Located just off the Promenade, this OUTSTANDING property offers that perfect mix of modern day practicality whilst still oozing timeless character. Needs to be seen !

- FIVE bedrooms.
- THREE separate Reception rooms.
- Breakfast Kitchen over 18'
- Conservatory
- UPVC double glazing.
- Gas central heating
- Rear Garden around 70' in length
- Full width parking to the front

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Vestibule: Tiled floor, Meter cupboard.

Hall: Coved ceiling, Picture rail, Dado rail, Understairs storage, Radiator.

Lounge: 16'0" x 14'3" (4.88 m x 4.34 m) Fireplace with inset living flame gas fire, Coved ceiling, Picture rail, TV point, UPVC double glazed bay window, Radiator.

Dining Room: 14'5" x 9'3" (4.39 m x 2.82 m) Built in unit, Feature exposed brick chimney breast, Picture rail, UPVC double glazed bow bay window, Radiator.

Second Lounge: 15'0" x 12'0" (4.57 m x 3.66 m) Beautiful feature fireplace with solid fuel stove, Coved ceiling, Picture rail, Dado rail, TV point, UPVC double glazed patio doors, Radiator.

WC: Low flush WC, Wash basin, Tiled floor, UPVC double glazed window, Towel heater radiator.

Breakfast Kitchen: 18'7" x 8'6" (5.66 m x 2.59 m) An attractive range of wall and base cupboard units with complementary worktops and breakfast bar, Split level double oven and hob with extractor over, One and a half bowl stainless steel sink, Two integrated fridges, Integrated freezer and dishwasher, Tiled floor, Part tiled walls, Recessed lighting and low level lighting, UPVC double glazed windows and door, Two Velux windows, Radiator, UPVC patio doors to:-

Conservatory: 12'0" x 11'5" (3.66 m x 3.48 m) Tiled floor, UPVC double glazed windows, doors and roof, Two feature radiators.

Utility Area: Plumbed for washing machine.

First Floor:

Landing: Coved ceiling, Picture rail, Staircase to the second floor.

Bedroom 1: 14'3" x 12'10" (4.34 m x 3.91 m) Fitted wardrobes and matching furniture, Coved ceiling, Picture rail, TV point, UPVC double glazed window, Radiator.

Bedroom 2: 13'0" x 12'0" (3.96 m x 3.66 m) Fitted wardrobes, Coved ceiling, Picture rail, TV point, UPVC double glazed sliding sash window, Radiator.

Bedroom 3: 13'7" x 6'10" (4.14 m x 2.08 m) Built in wardrobe, Coved ceiling, Picture, UPVC double glazed window, Radiator.

Bedroom 4: 9'3" x 8'4" (2.82 m x 2.54 m) Fitted wardrobe and matching storage/desk area, Picture rail, UPVC double glazed sliding sash window, Radiator.

Bathroom: Four piece suite comprising; Panelled bath, Step in shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window, Towel heater radiator.



Second Floor:

Bedroom Suite: 21'7" x 20'8" (6.58 m x 6.30 m) Built in storage, UPVC double glazed window, Velux window, Two radiators.

En-Suite: Comprising; Step in shower, Low flush WC, Tiled walls and floor, Towel heater radiator.

Outside:

Front: Lawn and flower borders.

Rear: Four piece suite comprising; Panelled bath, Step in shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window, Towel heater radiator.

Parking: Off street parking to the front.

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 - D £2170.95 (2023/24)

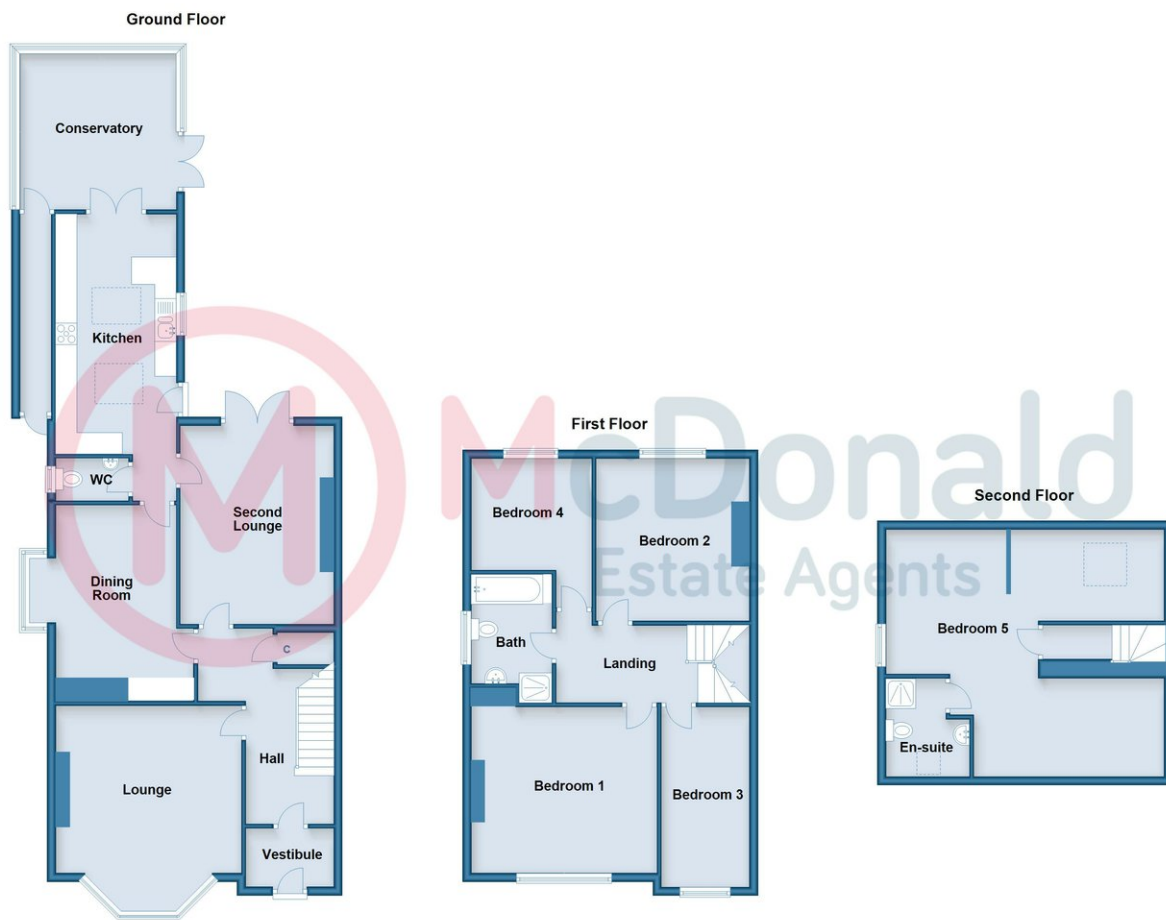


Directions: From our office proceed towards the promenade and take the second turning on the right into Beaufort Avenue then second on the left into Arundel Avenue.

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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