



28 Edenvale Avenue, Bispham,  
Blackpool, FY2 9JZ

**£124,950**

A substantial, traditional Semi Detached home sat in a convenient location only around 150m from the Promenade, and around 300m to Red Bank Road with all its amenities. Sold with NO ONWARD CHAIN.

- Lounge
- Separate Dining Room
- Kitchen - over 21' in length
- Three Bedrooms
- UPVC double glazing
- Gas central heating
- Westerly facing rear

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

**Lounge:** 15'10" x 12'6" (4.83 m x 3.81 m) Fireplace, Coved ceiling, Picture rail, TV point, UPVC double glazed bay window, Radiator.

**Dining Room:** 13'5" x 13'0" (4.09 m x 3.96 m) Coved ceiling, UPVC double glazed patio doors, Radiator.

**Kitchen:** 21'10" x 4'9" (6.65 m x 1.45 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 windows and door.



#### **First Floor:**

**Landing:** UPVC double glazed window.

**Bedroom 1:** 13'9" x 12'6" (4.19 m x 3.81 m) Coved ceiling, UPVC double glazed window, Radiator.



**Bedroom 2:** 14'0" x 11'0" (4.27 m x 3.35 m) Built in cupboard, UPVC double glazed window, Radiator.



**Bedroom 3:** 8'0" x 5'8" (2.44 m x 1.73 m) UPVC double glazed window, Radiator.

**Bathroom:** Three piece comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Radiator.

#### **Outside:**

##### **Front:**

**Rear:** Westerly facing, Laid to a combination of lawn and patio areas.

**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 (2024/25)



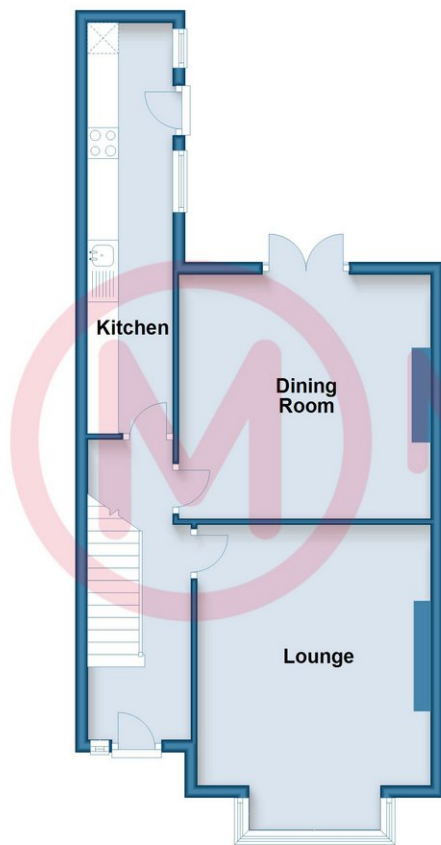
**Directions:** From our office on Red Bank Road take Warbreck Drive heading south, take the third right turning into Cavendish Road and first right into Edenvale Avenue.

**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.

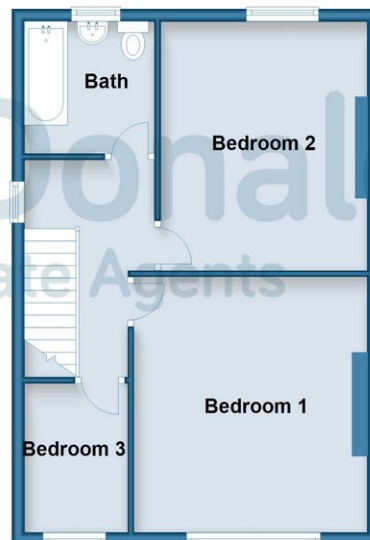
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 81        |
| (69-80) <b>C</b>                            | 69      |           |
| (55-68) <b>D</b>                            |         |           |
| (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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Edenvale Avenue

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