



McDonald

Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498



sales@mcdonaldproperty.co.uk

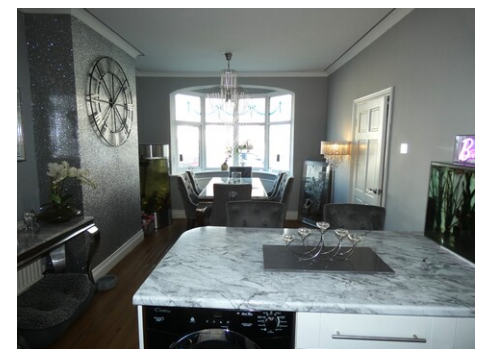
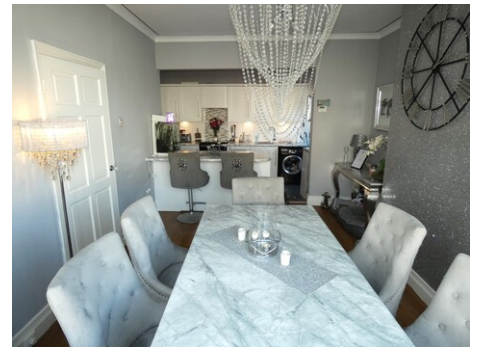
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8 Sunny Bank Avenue, Bispham,
Blackpool, FY2 9ED

£189,950

An imposing double fronted family sized Home offering beautifully proportioned living. To the ground floor There is a Lounge around 16' and a Dining Kitchen over 22', whilst to the first floor are the three Bedrooms and a superb modern four piece Bathroom. A great spot, just off Red Bank Road with all its amenities.

- Lounge
- Dining Kitchen - over 22'
- Three Bedrooms
- Modern four piece Bathroom
- UPVC double glazing
- Gas central heating
- Gardens
- Garage



Successfully selling property since
1948.



Porch:

Hall: Storage cupboard, Radiator.

Lounge: 16'0" x 11'4" (4.88 m x 3.45 m) Fireplace, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Dining Kitchen: 22'10" x 15'0" (6.96 m x 4.57 m) A magnificent 'L' shape open plan Dining Kitchen, Wall and base units with complementary worktops and matching breakfast bar, Single drainer sink with mixer tap, Gas cooker point with extractor over, Plumbed for washer and dishwasher, UPVC double glazed bay window, Radiator.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 16'0" x 11'4" (4.88 m x 3.45 m) TV point, UPVC double glazed bay window, Radiator.

Bedroom 2: 12'0" x 11'2" (3.66 m x 3.40 m) TV point, UPVC double glazed bay window, Radiator.

Bedroom 3: 8'6" x 6'6" (2.59 m x 1.98 m) TV point, UPVC double glazed window, Radiator.

Bathroom: A superb modern style four piece Bathroom, comprising; Wet Room style shower area, 'spa' bath, Pedestal wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window, Towel heater radiator.

Outside:

Front: An impressive front garden, laid to a combination of stone paving and artificial lawn.

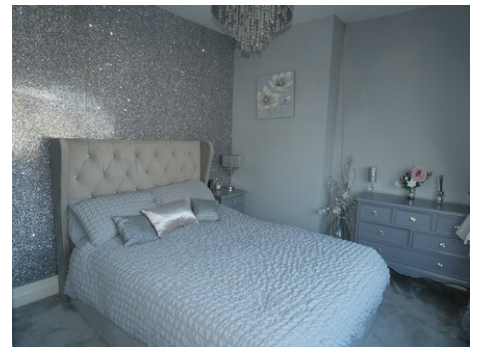
Rear: Westerly facing, courtyard style

Parking: Garage, accessed via a private drive.

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)



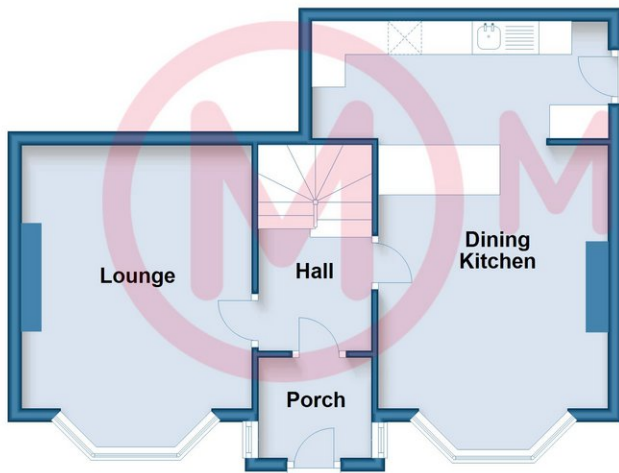
Directions: From our office proceed inland along Red Bank Road, Sunny Bank Avenue is the second turn on the right.

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.

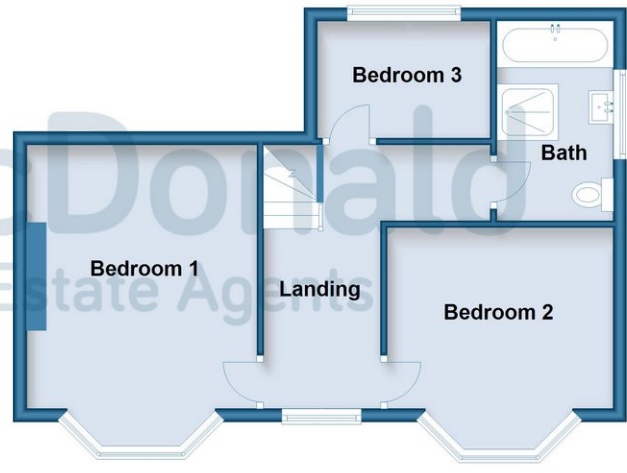
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Sunny Bank Avenue

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