



102 Cornwall Avenue, Bispham,
Blackpool, FY2 9QL

£218,950

A TRUE FOUR BEDROOM family home, with delightfully proportioned accommodation to include a modern style Breakfast Kitchen over 17' in length, whilst externally is a lovely private rear Garden with an impressive brick Garage measuring 19' x 15'. Well presented throughout.

- FOUR Bedrooms
- Two separate Reception rooms
- Modern style Breakfast Kitchen
- Bathroom
- Separate WC
- Virtual full UPVC double glazing
- Gas central heating
- Gardens; Garage
-
-



McDonald
Estate Agents

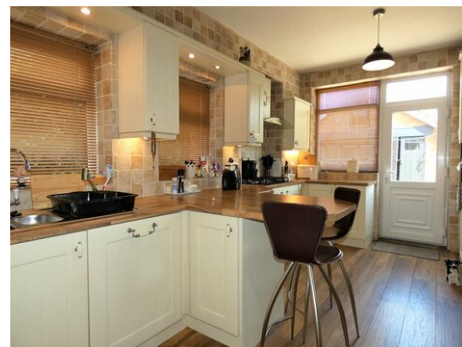
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-



Vestibule: () Meter cupboard, Tiled floor, Coved ceiling, UPVC double glazed door and window.

Hall: () Understairs storage cupboard, Coved ceiling, Delft shelf, Radiator.

Lounge: 15'5" x 11'10" (4.70 m x 3.60 m) Living flame gas fire set in an

Dining Room: 17'1" x 10'6" (5.20 m x 3.20 m) Coved ceiling, TV point, UPVC double glazed windows and French doors to the rear Garden, Two radiators. Archway to :-

Breakfast Kitchen: 17'5" x 10'2" (5.30 m x 3.10 m) Range of wall and base units with complementary roll edge worktops and matching breakfast bar, Split level double oven and hob with extractor, One and a half bowl stainless steel sink with mixer tap, Integrated washer/dryer, dishwasher and fridge-freezer, UPVC double glazed windows and door.

First Floor: ()

Landing: () Loft access, Picture rail, Radiator.

Bedroom 1: 15'5" x 11'10" (4.70 m x 3.60 m) Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Bedroom 2: 16'9" x 10'6" (5.10 m x 3.20 m) Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Bedroom 3: 8'10" x 7'10" (2.70 m x 2.40 m) TV point, UPVC double glazed window, Radiator.

Bedroom 4: 8'2" x 7'7" (2.50 m x 2.30 m) UPVC double glazed window, Radiator.

Bathroom: () Comprising; Tiled panelled bath with shower over, Pedestal wash basin, Tiled walls and floor, UPVC double glazed window, Radiator.

Separate WC: () Low flush WC, Tiled walls and floor, UPVC double

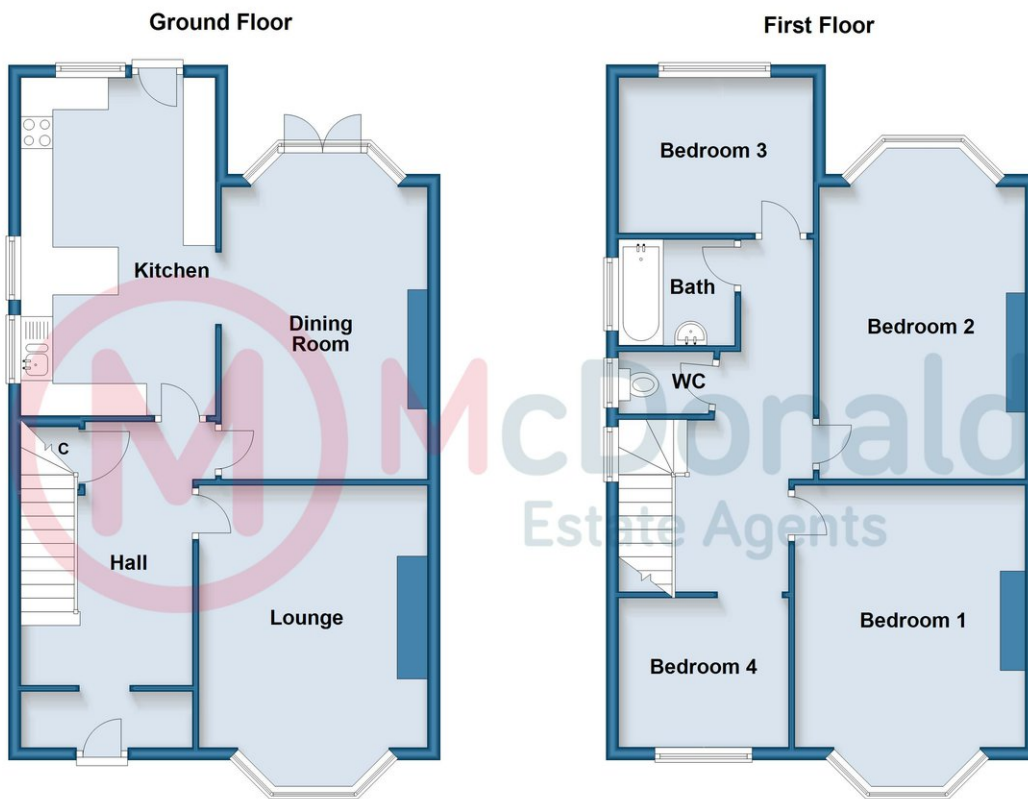


Directions: From our office take Warbreck Drive heading south, turn fourth left into Lowther Avenue and at the bottom turn left into Cornwall Avenue.

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		81
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Cornwall Avenue

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