



40 Sunny Bank Avenue, Bispham, Blackpool, FY2 9EQ

£134,950

****ATTENTION INVESTORS****

This Semi-Detached House offers excellent development potential as it requires modernisation/renovation throughout. The property currently has Four first floor Bedrooms, with the Bathroom, two separate Reception rooms, and Kitchen to the ground floor. Situated in a popular residential spot, and sold with NO ONWARD CHAIN.

- Requires MODERNISATION
- Four Bedrooms
- Two Reception Rooms
- Kitchen; Ground floor Bathroom
- Gas central heating
- Gardens - over 50' to the rear
- Garage
- EXCELLENT renovation project

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Hall: Coved ceiling, Meter cupboard, Understairs storage.

Lounge: 15'5" x 11'10" (4.70 m x 3.60 m) Fireplace, TV point, Coved ceiling, Radiator.

Dining Room: 13'5" x 11'2" (4.10 m x 3.40 m) Fireplace, Coved ceiling, Radiator. Open to:-

Kitchen: 10'6" x 10'6" (3.20 m x 3.20 m) Base units, Single drainer stainless steel sink, Plumbed for washing machine, Gas cooker point.

Rear Vestibule:

Bathroom: Three piece bathroom suite comprising; Panelled bath, Pedestal wash basin, Step in shower cubicle, Radiator.

First Floor:

Landing:

Bedroom 1: 15'5" x 11'2" (4.70 m x 3.40 m) Built in wardrobes, Radiator.

Bedroom 2: 13'5" x 11'2" (4.10 m x 3.40 m) Radiator.

Bedroom 3: 7'10" x 6'11" (2.40 m x 2.10 m) Radiator.

Bedroom 4: 7'3" x 6'11" (2.20 m x 2.10 m) Radiator.

Separate WC: () Low flush WC.

Outside:

Front: Mainly concreted.

Rear: Over 50

Parking: Brick garage accessed via a shared drive and off street parking to the front of the property.

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)



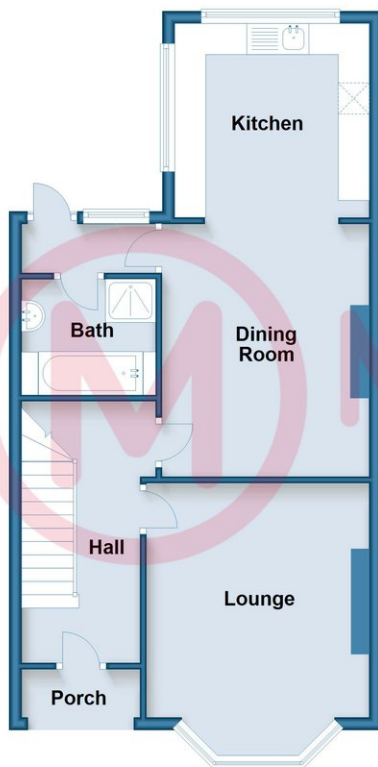
Directions: Take Red Bank Road and proceed inland, Sunny Bank Avenue is the second road on the right.

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.

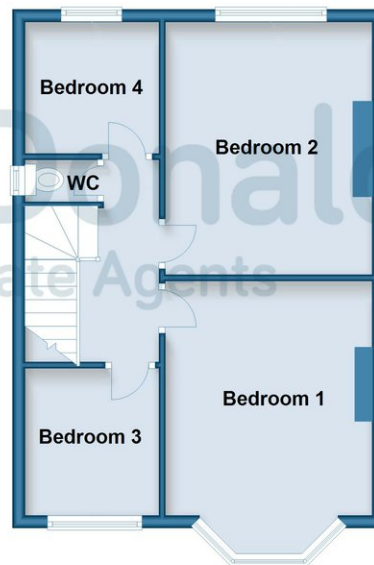
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Sunnybank Avenue

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