



43 Pierston Avenue, Bispham,
Blackpool, FY2 9UX

£204,950

A BEAUTIFUL family home oozing quality throughout, with a contemporary decor theme and super tasteful finishing details, the added bonus of a loft/hobby room and a Westerly facing rear Garden over 50' in length. A fabulous example.

- Family Lounge
- Second Lounge
- Stunning Modern Dining Kitchen
- Three Bedrooms
- Loft/Hobby room
- Family Bathroom
- UPVC Double glazing
- Gas central heating.
- Gardens - Westerly facing over 50' to the rear
- Garage & Parking

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Hall: Understairs storage, Meter cupboard, UPVC double glazed door, Radiator.

Lounge: 12'10" x 11'0" (3.91 m x 3.35 m) TV point, UPVC double glazed bay window, Radiators.

Second Lounge: 13'10" x 11'0" (4.22 m x 3.35 m) Recessed contemporary style electric fire, Recessed lighting, TV point, Ceramic tiled floor, UPVC double glazed patio doors, Radiator. Open plan to :-

Dining Kitchen: 19'2" x 6'7" (5.84 m x 2.01 m) Stunning modern fitted wall and base cupboard units with complementary work surfaces, Single drainer sink with mixer tap, Plumbed for washing machine, Built in oven and hob with extractor over, Integrated fridge, freezer, washing machine and dishwasher, Ceramic tiled flooring, UPVC double glazed window and door.

First Floor:

Landing: UPVC double glazed window. Staircase to loft/hobby room.

Bedroom 1: 10'0" x 10'2" (3.05 m x 3.10 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 13'4" x 10'0" (4.06 m x 3.05 m) TV point, UPVC double glazed window, Radiator.

Bedroom 3: 7'0" x 6'8" (2.13 m x 2.03 m) UPVC double glazed window, Radiator.

Bathroom: Three piece suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Built in cupboard, UPVC double glazed window, Towel heater radiator.

Loft/Hobby Room: 14'0" x 11'0" (4.27 m x 3.35 m) Double glazed Velux window.

Outside:

Front: Mainly concreted.

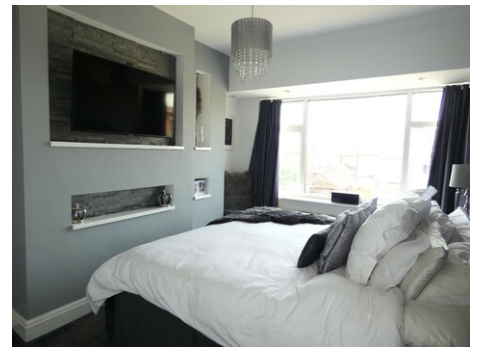
Rear: An impressive Westerly facing rear garden over 50', Laid to a combination of artificial lawn and paved patio areas.

Parking: Detached garage accessed via private drive, and 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 - C £2024.00 (2024/25)

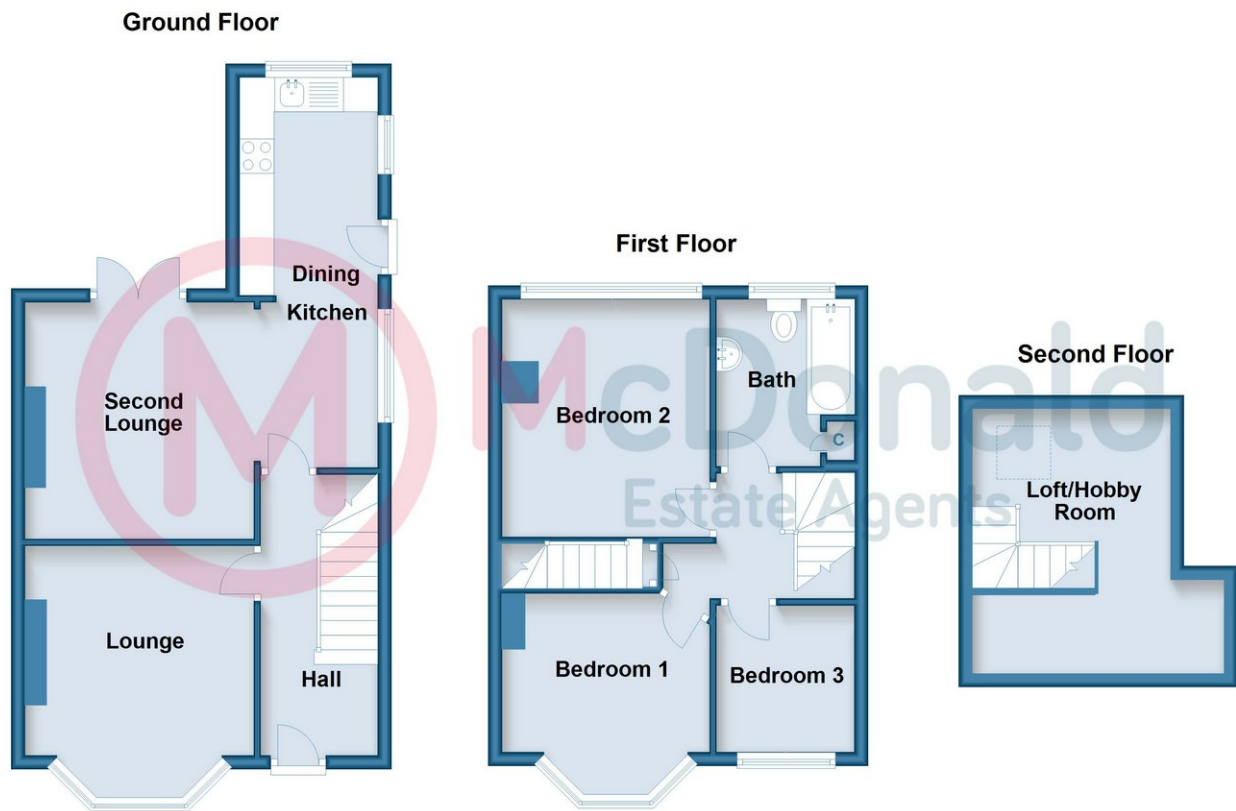


Directions: From our office on Red bank Road travel inland, at the roundabout take the fourth exit into Devonshire Road, after passing North Shore Golf Course, take the first right into Shaftesbury Avenue. Pierston Avenue is the first road on the left.

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		
(69-80)	C		73
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Pierston Avenue

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