



38 Edenvale Avenue, Bispham,
Blackpool, FY2 9JZ

£144,950

A Traditional Semi in a really convenient spot just around 150m from the Promenade, and around 300m to Red Bank Road with all its amenities. Nicely proportioned living, all well presented with a fresh decor theme throughout, and sold with NO ONWARD CHAIN.

- Lounge
- Dining Room
- Modern style Kitchen
- Three Bedrooms
- Loft/Hobby room with staircase access
- UPVC double glazing
- Gas central heating
- Westerly facing rear

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Vestibule: UPVC double glazed door.

Hall: Coved ceiling, Picture rail, Meter cupboard, Understairs storage, Radiator.

Lounge: 15'0" x 12'1" (4.57 m x 3.68 m) Fireplace, Coved ceiling, Picture rail, TV point, UPVC double glazed bay window, Radiator.

Dining Room: 12'9" x 11'3" (3.89 m x 3.43 m) Coved ceiling, Picture rail, TV point, UPVC double glazed door to rear garden, Radiator.

Kitchen: 9'5" x 6'10" (2.87 m x 2.08 m) Modern style wall and base cupboard units with complementary roll edge worktops, Integrated oven and hob, Single drainer stainless steel sink UPVC double glazed window.

First Floor:

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

Bedroom 1: 14'10" x 11'5" (4.52 m x 3.48 m) Built in wardrobes and matching furniture, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Bedroom 2: 13'0" x 11'3" (3.96 m x 3.43 m) Built in wardrobes, Picture rail, TV point, UPVC double glazed window, Radiator.

Bedroom 3: 7'7" x 7'0" (2.31 m x 2.13 m) Built in wardrobe, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with mixer tap shower, Vanity wash basin, UPVC double glazed window, Towel heater radiator.

Separate WC: Low flush WC, UPVC double glazed window.

Loft/Hobby Room: 14'7" x 8'7" (4.44 m x 2.62 m) Built in cupboards and wardrobe, Double glazed Velux window.

Outside:

Front: Mainly gravelled.

Rear: Westerly facing mainly laid to concrete.

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)

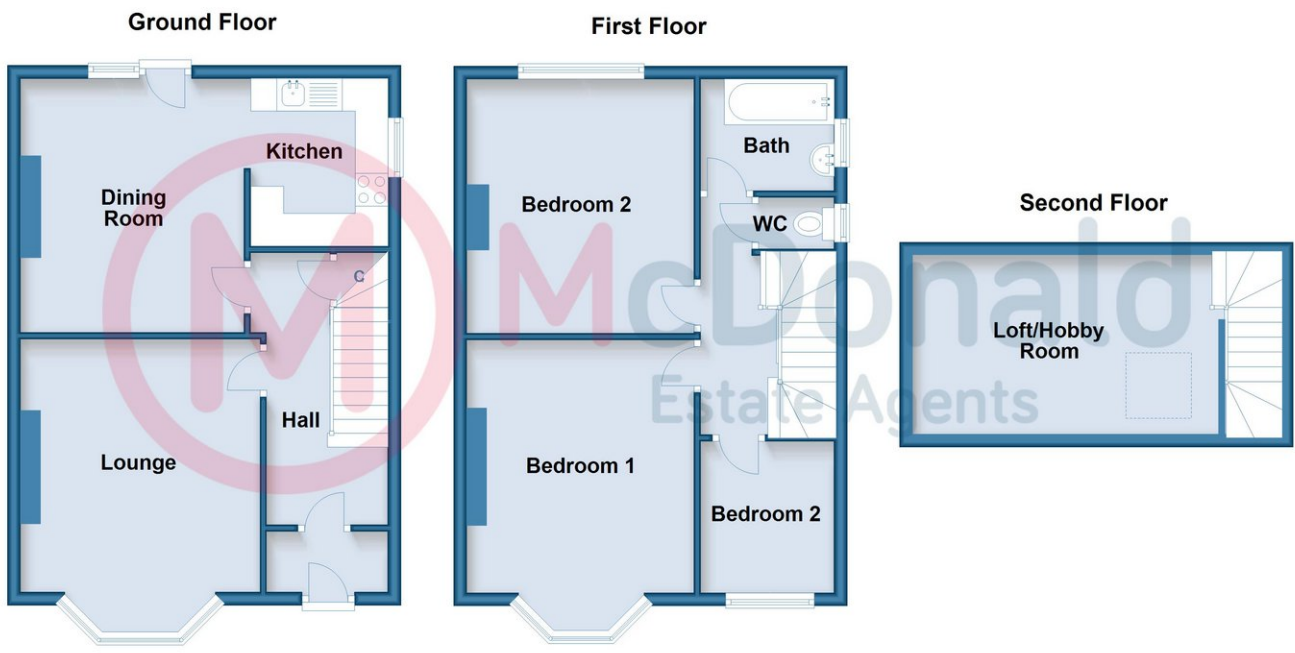


Directions: From our office on Red Bank Road take Warbreck Drive heading south, take the third right turning into Cavendish Road and first right into Edenvale Avenue.

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) A			
(81-91) B			84
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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