



Flat 2, 19 Cavendish Road, Bispham,
Blackpool, FY2 9JR

£89,950

TRANSFORMED BY THE CURRENT OWNERS, a beautiful Ground Floor flat offering deceptively spacious accommodation all immaculately presented throughout. In a great spot with open aspects over tennis courts to the rear, and the Sea front literally at the end of the road, the property is also sold with **NO ONWARD CHAIN**.

- Lounge; Modern Kitchen
- Large Bedroom
- Large Modern Bathroom
- Gas central heating; UPVC double glazing
- Off street parking
- Cost effective Bungalow alternative



McDonald
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Communal Entrance: Meter cupboard, UPVC double glazed window and door.

Private Entrance:

Hall: Understairs storage, Radiator.

Lounge: 15'9" x 10'10" (4.80 m x 3.30 m) TV point, UPVC double glazed bay window, Two radiators.

Kitchen: 9'10" x 8'2" (3.00 m x 2.50 m) Modern fitted wall and base cupboard units with granite worktops, Split level double oven and hob with extractor, Integrated dishwasher and microwave, UPVC double glazed door.

Bedroom: 16'1" x 13'9" (4.90 m x 4.20 m) A range of modern fitted wardrobes with a centre vanity unit, TV point, UPVC double glazed bay window, Radiator.

Shower Room: A spacious three piece shower room comprising; Step in shower, Pedestal wash basin, Low flush WC, Wall and base units, Plumbing for washer, Tiled walls, Extractor fan, UPVC double glazed window, Two towel heater radiators.



Outside:

Parking: Off street parking, Space 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 - A £1,447.30 (2023/2024)

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Directions: From our Bispham office on Red Bank Road proceed directly south along Warbreck Drive, Cavendish Road is the third turning 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			81
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



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Cavendish Road

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