



51 Pinewood Avenue, Bispham,
FY2 0EF

£164,950

***** EXTENDED SEMI-DETACHED WITH LARGE GARDENS*****

This is a very well presented semi-detached house that has been EXTENDED to the rear and now has a STYLISH fitted DINING kitchen OVER 17ft long as well as a third reception area. To the first floor is a modern shower room and THREE bedrooms, plus a LOFT ROOM. Externally the plot is very generous with the front providing ample off street PARKING and the rear being OVER 55ft long.

- THREE bedrooms PLUS loft Room
- MODERN shower room
- STYLISH fitted kitchen
- Three reception areas
- UPVC double glazing • Gas central heating
- Rear gardens OVER 55ft
- Off street Parking
- *GARAGE

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Hall: UPVC double glazed front door and windows, Spindled staircase, Meter cupboard, Radiator.

Lounge: 11'11" x 10'4" (3.63 m x 3.15 m) Multi-fuel burner (Hetas Certified) recessed to chimney breast, UPVC double glazed window, Radiator. Open to:-

Dining Area: 7'8" x 5'11" (2.34 m x 1.80 m) Double radiator, Double doors to:-

Dining Kitchen: 17'5" x 8'0" (5.31 m x 2.44 m) Stylish range of fitted wall and base cupboard units, Complementary worktops and matching splashback, One and a half bowl sink, Built in microwave, Oven and Grill, Hob with Extractor hood and Washing machine, UPVC double glazed window.

Second Lounge Area: 11'11" x 7'6" (3.63 m x 2.29 m) Tiled floor, Patio doors to rear garden, Radiator.

First Floor:

Landing: Loft access, Built in storage cupboard also housing combi gas central heating boiler, UPVC double glazed window.

Bedroom 1: 12'6" x 9'11" (3.81 m x 3.02 m) UPVC double glazed window, Radiator.

Bedroom 2: 10'0" x 9'3" (3.05 m x 2.82 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'6" x 6'0" (2.59 m x 1.83 m) Built in wardrobe, UPVC double glazed window, Radiator.

Shower Room: Modern three piece shower room comprising; Shower cubicle, Vanity wash basin, Low flush WC, Beautiful tiled walls and floor, Extractor fan, UPVC double glazed window, Radiator.

Loft Room: 14'4" x 9'7" (4.37 m x 2.92 m) Access via loft ladder, Double glazed skylight window. (NB: the floor is mostly boarded except the area where a staircase previously accessed the loft room from the second bedroom. The loft room could become useable again with either the completion of the conversion or re-instatement of a staircase)



Outside:

Front: Patterned concrete as driveway to provide off street parking

Rear: Larger paved patio area, Artificial lawn, Stone gravelled, Beds to border, Large timber shed. Over 55ft long.

***Garage:** Double concrete sectional garage with an up and over door (currently access prohibited by large shed).

Heating: Gas central heating (Tested April 2023 and Gas Safe building compliance boiler installation certificate / copies available).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1688.52 (2023/24)

Additional Information: Cavity Wall Insulation / copy of 25 year guarantee from 2003 available for review.



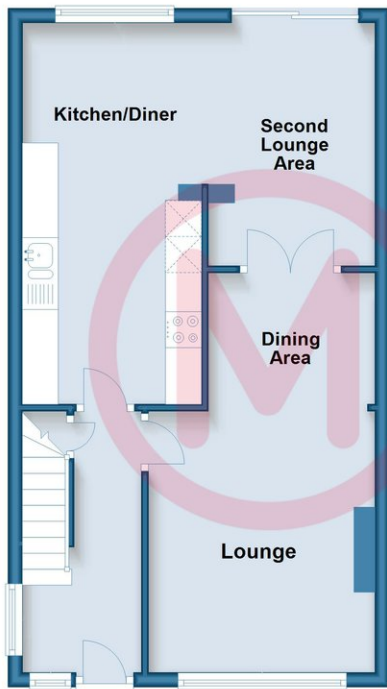
Directions: Travel inland along Red Bank Road, continue straight across the roundabout and through the village. At the end turn right into Ashfield Road, second left into Briarwood Drive, and finally second right into Pinewood Avenue.

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

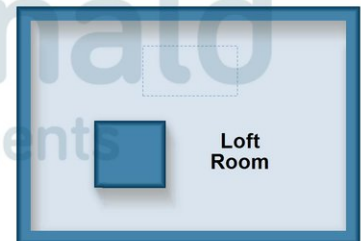
Ground Floor



First Floor



Second Floor



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Pinewood Avenue

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