



23 Chatsworth Avenue, Bispham,
FY2 9AN

£200,000

***** SUBSTANTIAL FAMILY HOME just off the
PROMENADE*****

This is fabulous example of a **LARGE** traditional style garden terraced house, with **SPACIOUS** rooms throughout. Well presented and tastefully appointed with **FOUR DOUBLE** bedrooms, Two **SEPARATE** reception rooms, **TWO** bathrooms (one to each floor) and a **HUGE**, extended **STYLISH** fitted **DINING** kitchen **OVER 29ft** long!

Situated just 125 yards from **QUEENS PROMENADE** and 1/2 mile from Bispham **VILLAGE** centre.

- Four **DOUBLE** bedrooms
- Two **SEPARATE** receptions
- First Floor **BATHROOM**
- Ground Floor **SHOWER** Room / Utility
- UPVC double Glazing • Gas central heating
- **HUGE**, **DINING** kitchen **OVER 29ft**
- Parking to rear
- Just off **PROMENADE**



McDonald
Estate Agents

Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk



Successfully selling property since 1948.



Vestibule: Double glazed composite front door, Half tiled walls, Wood effect laminate flooring, Coved ceiling.

Hall: Wood effect laminate flooring, Spindled staircase, Coved ceiling, Radiator.

Lounge: 17'2" x 13'4" (5.23 m x 4.06 m) Decorative 'Louis' style fire surround, Marble inset and hearth, Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

Second Lounge: 13'9" x 11'7" (4.19 m x 3.53 m) Beautiful marble effect fire surround to open fireplace, Coved ceiling, Picture rail, UPVC double glazed window, Radiator.

Shower/Utility Room: 8'2" x 7'9" (2.49 m x 2.36 m) Large shower cubicle, Double vanity wash hand basins, Low flush WC, Part panelled walls, Plumbed for washing machine, Two UPVC double glazed windows.

Dining Kitchen: 29'2" x 11'6" (8.89 m x 3.51 m) Superb open plan kitchen and dining area.

...Kitchen Area: Stylish range of fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl sink, Plumbed for washing machine, Extractor hood, 'Belling' 7 ring hob and double oven with grill free standing cooker (subject to negotiation), Concealed gas central heating boiler, UPVC double glazed window. Directly open to:-

...Dining Area: Matching stylish units and worktop forming breakfast bar to freestanding island with power, Panelled to one wall, Two UPVC double glazed windows and patio doors to rear garden, Double radiator.

First Floor:

Bedroom 1: 13'11" x 11'4" (4.24 m x 3.45 m) Decorative period style fire surround, Coved ceiling, Picture rail, UPVC double glazed window, Radiator.

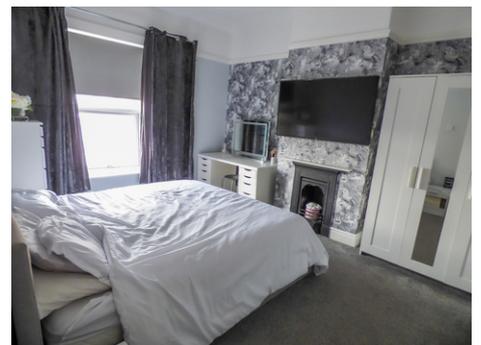
Bedroom 2: 10'11" x 6'4" (3.33 m x 1.93 m) UPVC double glazed window, Radiator.

Bedroom 2: 13'11" x 11'8" (4.24 m x 3.56 m)

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

Bathroom: Combination 'P' shaped bath and shower with overhead electric shower plus shower attachment and screen, Pedestal wash basin, Part tiled walls, UPVC double glazed window, Radiator.

Bedroom 4: 11'9" x 11'8" (3.58 m x 3.56 m) Coved ceiling, Picture rail, UPVC double glazed window, Radiator.



Outside:

Front: Slate bed, Flowerbed, Stone paved path.

Rear: Mostly as artificial lawn, Stone paved patio.

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 £2024.000 (2024/25)

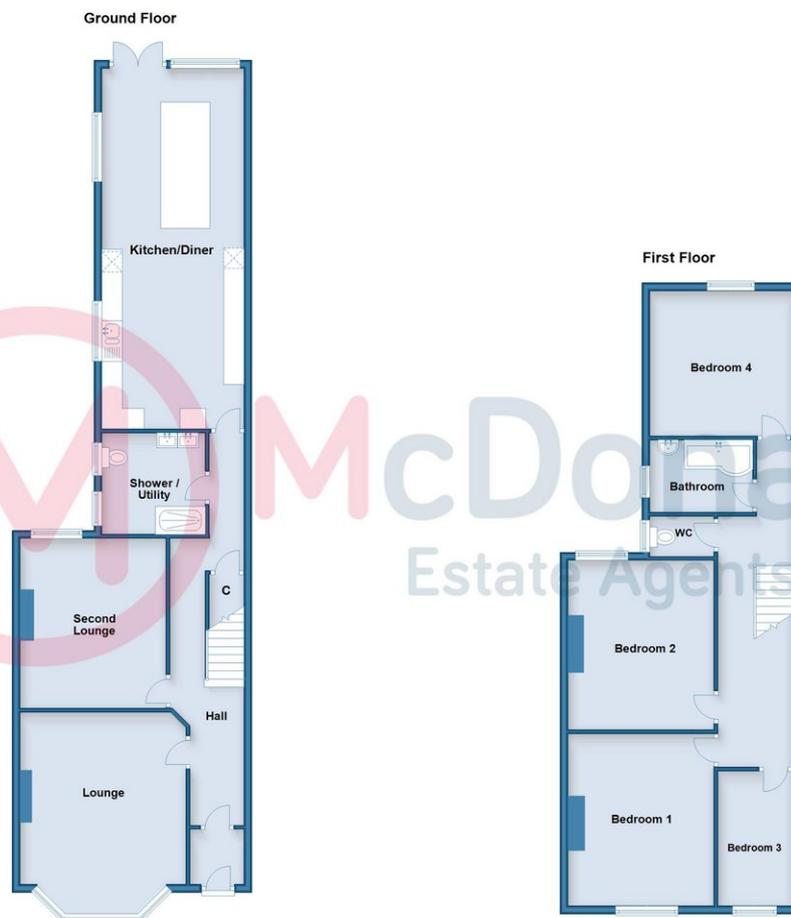


Directions: From our office on Red Bank Road proceed towards the sea front and turn right into Queens Promenade. Chatsworth Avenue is the last road on the right before reaching Norbreck Castle Hotel.

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		81
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.
Chatsworth Avenue

Are YOU thinking of selling?
Call McDonald Estate Agents NOW, for
your FREE market appraisal.

Award winning property sales since 1948.

