



75 Salmesbury Avenue, Bispham,
Blackpool. FY2 0PR

£169,000

A Semi Detached Family home with a stunning modern style Kitchen, modern style Shower Room, and the bonus of a Conservatory which overlooks a beautiful rear Garden.
Sold with NO ONWARD CHAIN.

- Lounge open to Dining Room
- Modern Kitchen
- Conservatory
- Three Bedrooms
- Modern Shower Room
- Double Glazing; Gas central heating
- Gardens
- Garage & Private drive



McDonald
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Porch: UPVC double glazed windows and composite front door, Tiled floor.

Hall: Spindled staircase, Meter cupboard, Double glazed window, Radiator.

Lounge: 13'7" x 10'3" (4.14 m x 3.12 m) Beautiful fireplace with polished wood surround, marble inset and hearth and electric stone effect fire, Radiator, Open archway to:-

Dining Room: 10'1" x 7'10" (3.07 m x 2.39 m) Radiator, UPVC double glazed patio doors to:-

Conservatory: 9'1" x 7'3" (2.77 m x 2.21 m) Tiled floor, UPVC double glazed windows and patio door to rear garden.

Kitchen: 9'11" x 7'10" (3.02 m x 2.39 m) Modern range of fitted wall and base cupboard units with complementary worktops, Colour coordinated sink, Built in oven and hob with extractor hood, Integrated dishwasher, Plumbed for washing machine, Part tiled walls,, Tiled floor, Double glazed window and rear door.

First Floor:

Landing: Double glazed window.

Bedroom 1: 13'8" x 10'0" (4.17 m x 3.05 m) Fitted wardrobes with matching drawer and bedside units, UPVC double glazed window, Radiator.

Bedroom 2: 10'1" x 10'0" (3.07 m x 3.05 m) Double glazed window, Radiator.

Bedroom 3: 8'6" x 5'11" (2.59 m x 1.80 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, Double glazed window, Tiled walls, Panelled ceiling, Heated towel rail/radiator.

Outside:

Front: Brick/block paved path, Stone gravelled and flowerbeds.

Rear: Large stone paved patio, Artificial lawn, Flowerbed to border, Excellent level of privacy.

Garage: Up and over door.

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 - B £1688.52 (2023/24)



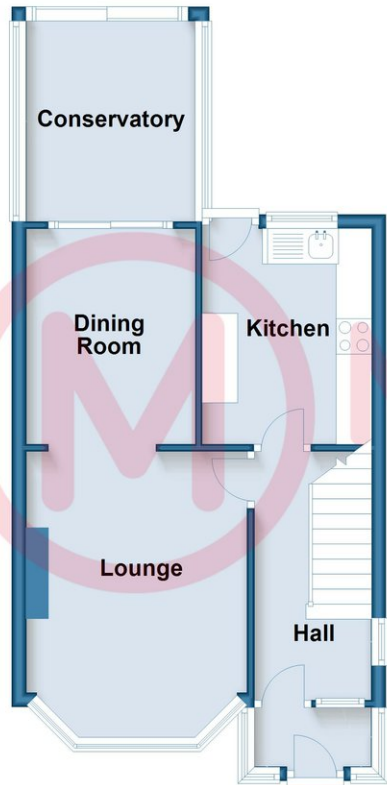
Directions: Take Red Bank Road and proceed inland, at the roundabout take the third exit onto Bispham Road. Salmesbury Avenue is the fourth road on the left.

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			
(92-100)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Salmesbury Avenue

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