



11 Bristol Avenue, Bispham,
Blackpool, FY2 0JE

£89,950

This Mid Garden Terrace property does require upgrading throughout, but offers fantastic potential for an owner occupier or buy to let investor, and is sold with NO ONWARD CHAIN.

- Lounge
- Dining Kitchen
- Three Bedrooms
- Loft/Hobby room
- Gardens
- Possible off street parking to the front



McDonald
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Hall: Meter cupboard, Stairs to the first floor, UPVC double glazed door.

Lounge: 13'10" x 13'8" (4.22 m x 4.17 m) TV point, UPVC double glazed window, Radiator.

Dining Kitchen: 16'9" x 9'4" (5.11 m x 2.84 m) Wall and base units with worktops, Single drainer stainless steel sink, Built in oven and hob with extractor hood, Plumbed for washing machine, UPVC double glazed window and door, Radiator.



First Floor:

Landing: Loft access.

Bedroom 1: 11'5" x 10'8" (3.48 m x 3.25 m) UPVC double glazed window, Radiator.



Bedroom 2: 12'10" x 9'3" (3.91 m x 2.82 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'10" x 7'10" (2.69 m x 2.39 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.



Bathroom: Three piece suite comprising; Panelled bath, Pedestal wash basin, Low flush WC, Tiled floor, UPVC double glazed window, Radiator.

Loft/Hobby Room: 16'0" x 15'6" (4.88 m x 4.72 m) Double glazed Velux window, Radiator.



Outside:

Front: Mainly concreted with flowerbeds.

Rear: Mainly concreted.

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 £1771.00 (2024/25)



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Directions: Take Red Bank Road and proceed inland, and at the roundabout take the third exit into Bispham Road. At the next roundabout turn left into Bristol 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			



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Bristol Avenue

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