



22 Daventry Avenue, Bispham  
FY2 9LB

**£154,950**

**Recently refurbished, spacious three bedroom home available with no chain delay!!**

**This property has undergone a full refurbishment and now offers fresh modern décor throughout including brand new kitchen and bathroom facilities. The ground floor offers two reception rooms and kitchen, whilst upstairs you will find three well proportioned bedrooms, the smallest being well over 9ft x 6ft, plus family bathroom!!**

**Additional features include the invaluable large garage located to the rear, UPVC double glazing, gas central heating and a location just 0.2 miles from Queens Promenade and 0.5 miles to Bispham Village.**

- Refurbished throughout
- Brand new kitchen & bathroom
- Two reception rooms
- Three fantastic sized bedrooms
- Large garage to rear

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1948.



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**Hall:** Meter cupboard, Understairs storage, Coved ceiling, UPVC double glazed window and front door, Radiator.

**Lounge:** 16'7" x 11'10" (5.05 m x 3.61 m) Feature fireplace with inset pebble effect fire, TV point, Coved ceiling, Picture rail, Dado rail, UPVC double glazed window, Radiator.

**Dining Room:** 14'5" x 11'2" (4.39 m x 3.40 m) Coved ceiling, Picture rail, UPVC double glazed window, Radiator.

**Kitchen:** 11'2" x 7'0" (3.40 m x 2.13 m) Newly fitted wall and base cupboard units with complementary worktops, Built in oven and hob with extractor hood, One and a half bowl stainless steel sink, Plumbed for washing machine, Recessed lighting, UPVC double glazed window and rear door.

**First Floor:**

**Landing.:**

**Bedroom 1:** 16'7" x 12'0" (5.05 m x 3.66 m) Coved ceiling, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 14'4" x 11'0" (4.37 m x 3.35 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 9'8" x 6'5" (2.95 m x 1.96 m) UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with overhead shower and screen, Low flush WC, Pedestal wash basin, Built in cupboard housing gas central heating boiler, Recessed lighting, UPVC double glazed window, Heated towel rail/radiator.

**Outside:**

**Front:** Forecourt garden.

**Rear:** Over 45', A combination of patio and slate chipped areas with flowerbeds and borders, Brick built outbuilding.

**Garage:** Brick garage to the rear.

**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)



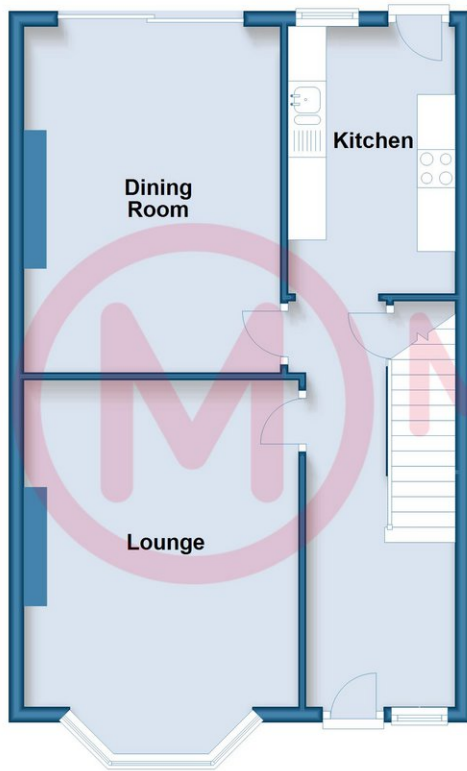
**Directions:** From our office take Warbreck Drive heading south and take the second right turning on the right into Daventry Avenue.

**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) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**Ground Floor**



**First Floor**



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Plan produced using PlanUp.

**Daventry Avenue**

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