



23 Lentworth Avenue, Bispham,
Blackpool, FY2 0EW

£109,950

A fantastic opportunity to purchase a BLANK CANVAS, brimming with the potential to be a lovely family home! An End Garden Terraced property situated in a well established and superbly convenient spot, with a wealth of shops, restaurants and other amenities just around 300m from your front door - and sold with NO ONWARD CHAIN.

- Two Separate Reception rooms
- Kitchen
- Three Bedrooms
- Bathroom
- Separate WC
- Gas central heating; Upvc double glazing
- Gardens



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



Award winning property sales since 1948.



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

Hall: Meter cupboard, UPVC double glazed door, Radiator.

Lounge: 12'9" x 12'7" (3.89 m x 3.84 m) Feature fireplace with inset living flame gas fire, Coved ceiling, TV point, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Dining Room: 11'0" x 8'4" (3.35 m x 2.54 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Kitchen: 11'0" x 9'10" (3.35 m x 3.00 m) Modern style wall and base cupboard units with complementary roll edge worktops, Single drainer sink with mixer tap, Plumbed for washing machine, Split level oven, Hob with extractor, Plumbed for washing machine, Integrated fridge, freezer and microwave, Wood effect laminate flooring, UPVC double glazed window, Radiator.



First Floor:

Landing: Built in cupboard, Loft access, UPVC double glazed window.

Bedroom 1: 12'6" x 11'6" (3.81 m x 3.51 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 2: 11'6" x 9'2" (3.51 m x 2.79 m) Built in cupboard, TV point, UPVC double glazed window, Radiator.

Bedroom 3: 6'11" x 6'11" (2.11 m x 2.11 m) Built in cupboard, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Pedestal wash basin, UPVC double glazed window, Radiator.

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



Outside:

Front: Mainly gravelled.

Rear: Mainly laid to lawn with paved patio area, Three brick built outhouses, Water tap.

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)



Award winning property sales since 1948.



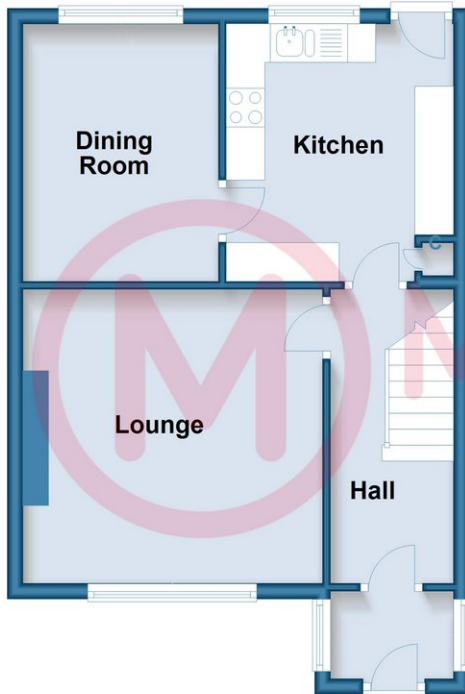
Directions: From our office on Red Bank Road proceed inland to the roundabout, continue straight across and over the mini roundabout. Take the first right into Bangor Avenue and finally first left into Lentworth Avenue.

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			
(92-100) A			
(81-91) B			81
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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.

Lentworth Avenue

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

Award winning property sales since 1948.

