



18 Cranleigh Avenue, Bispham,
Blackpool, FY2 9LG

£175,000

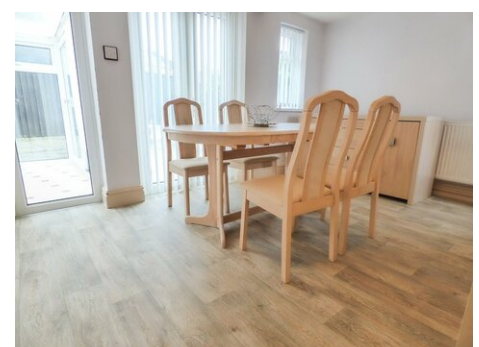
This **EXTENDED DETACHED TRUE BUNGALOW** is well presented, and offers spacious accommodation throughout. With a dining kitchen **OVER 18ft** in addition to a lovely sizeable lounge, two bedrooms, modern bathroom suite **PLUS** conservatory.

- Detached
- True bungalow
- Spacious accommodation
- Off Street parking
- Conservatory
- Two bedrooms
- Generous room sizes
- Extended to the rear
- 0.2 miles from Queens Promenade
- NO CHAIN



McDonald
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Porch: UPVC double glazed front door, panelled porch door.

Hallway:

Lounge: 14'5" x 11'10" (4.40 m x 3.60 m) UPVC double glazed bay window to front, Two UPVC double glazed windows to side, wooden floor, Gas fire with marble effect surround feature fireplace. Radiator.

Kitchen Dining Room: 20'8" x 8'2" (6.30 m x 2.50 m) UPVC double glazed window to side and rear elevations, UPVC double glazed door to rear, and conservatory. Fitted wall and base units with complimentary work surfaces, stainless steel sink and drainer unit, integrated gas hob and oven, space and plumbing for automatic washing machine, space for fridge and freezer. Part tiled walls, laminate effect flooring, radiator, space for dining table and chairs, door to;

Conservatory: 11'10" x 7'10" (3.60 m x 2.40 m) UPVC double glazed conservatory, tile effect flooring, UPVC double glazed door to side to patio.

Bedroom One: 14'9" x 11'10" (4.50 m x 3.60 m) UPVC double glazed windows to side and rear, fitted wardrobes, radiator.

Bedroom Two: 11'6" x 8'2" (3.50 m x 2.50 m) UPVC double glazed bay window to front, radiator.

Bathroom: UPVC double glazed window to side, stunning three piece suite comprising; panelled bath, pedestal wash hand basin, low flush W/C. Tiled walls, laminate floor.

Outside:

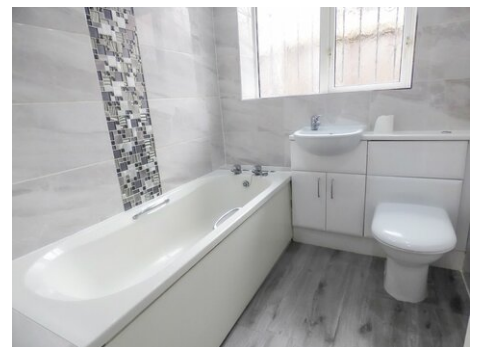
Front: Concrete driveway providing off street parking.

Rear: Paved south facing rear patio area.

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 £1929.73 (2023/24)



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Directions: From our Bispham office on Red Bank Road, Proceed directly south along Warbreck Drive. Cranleigh Avenue is the second 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			81
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Cranleigh Avenue

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