



72 Guildford Avenue, Bispham,
Blackpool, FY2 0AB

£185,000

***** GENEROUSLY PROPERTIONED ACCOMODATION THROUGHOUT *****

This semi-detached house is a lovely sized family home standing on a corner plot with gardens to three elevations. There are **THREE** bedrooms, where the smallest is **OVER 11ft x 6ft** and a lounge separated from the **HUGE, stylish fitted dining kitchen**, by a very generous reception hall. Externally there are enclosed gardens to the front and both sides, also providing possible off street parking and potential garage space.

This lovely home is located just 200 yards from Bispham Gala Field and 1/2 mile from **BISPHAM VILLAGE**.

- THREE bedrooms
- Lounge
- **STYLISH** fitted **DINING** kitchen
- Modern bathroom
- UPVC double glazing
- Gas central heating



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- Corner plot
- Possible PARKING
- Close to Gala Field
- Close to Bispham VILLAGE.

Reception Hall: Coved ceiling, Understairs storage, Wood effect laminate flooring.

Lounge: 15'8" x 13'2" (4.78 m x 4.01 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window and two side windows. Double doors to:-

Dining Kitchen: 18'7" x 13'0" (5.66 m x 3.96 m) Stylish range of fitted wall and base cupboard units providing ample storage space, Built in five ring hob, Built in double oven and grill, Coved ceiling, Wood effect laminate flooring, UPVC double glazed rear door.

First Floor:

Landing: Gallery landing, Loft access, Radiator.

Bedroom 1: 16'2" x 15'4" (4.93 m x 4.67 m) Built in wardrobes, UPVC double glazed bay window and two side windows, Radiator.

Bathroom: Modern three piece bathroom comprising; Panelled bath with overhead shower and screen, Pedestal wash basin, Low flush WC, Tiled walls and floor, Two UPVC double glazed windows, Heated towel rail/radiator.

Bedroom 2: 12'11" x 12'10" (3.94 m x 3.91 m) UPVC double glazed bay window, Radiator.

Bedroom 3: 11'3" x 6'0" (3.43 m x 1.83 m) UPVC double glazed window, Radiator.

Outside:

Front and Side: Stone gravelled for ease of maintenance, Established hedgerow for super level of privacy.

Rear Garden: Concreted for ease of maintenance

Parking: Double gates with paved access to off street parking 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 £2024.00 (2024/25)



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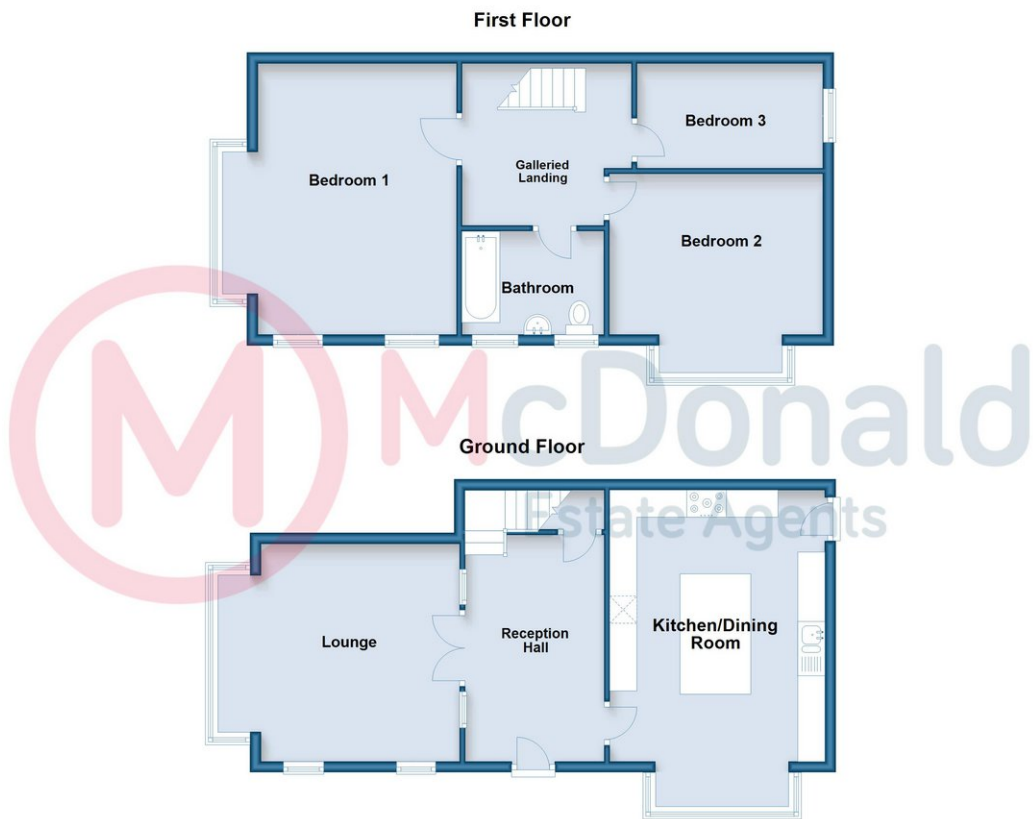


Directions: From our office on Red Bank Road, proceed inland to the roundabout and turn left onto Devonshire Road. Guildford Avenue is the third road on the right.

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)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Guildford Avenue

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