



**McDonald**

Estate Agents

**Fylde Coast Property Hub**

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21 Glenfield Avenue, Bispham,  
Blackpool, FY2 0DB



**£164,950**

A lovely, cosy, Semi Detached True Bungalow, located in a popular residential area surrounded by similar properties. The property is ready to walk into, whilst still offering scope to make your own mark, and is sold with **NO ONWARD CHAIN.**

- Lounge
- Kitchen
- Two Bedrooms
- Modern style shower room
- UPVC Double glazing
- Gas central heating
- Gardens front and rear
- Garage



Award winning property sales since 1948.



**Vestibule:** UPVC double glazed door.

**Hall:** Built in meter cupboard, Loft access, Radiator.

**Lounge:** 17'5" x 11'6" (5.31 m x 3.51 m) Feature fireplace, Coved ceiling, UPVC double glazed window, Radiator.

**Kitchen:** 9'0" x 9'4" (2.74 m x 2.84 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Gas cooker point, Extractor hood, Built in storage, Tiled walls, UPVC double glazed window, Radiator.

**Rear Porch:** UPVC double glazed windows and door.

**Bedroom 1:** 12'0" x 9'4" (3.66 m x 2.84 m) Built in wardrobes, UPVC double glazed window, Radiator.

**Bedroom 2:** 9'7" x 9'3" (2.92 m x 2.82 m) UPVC double glazed window, Radiator.

**Shower Room:** A Modern style three piece suite comprising; Walk in shower, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.

**Outside:**

**Front:** Laid to gravel.

**Rear:** Low maintenance rear garden, Over 40' in length, Laid to gravel and paving.

**Garage:** Concrete sectional garage with an up and over door and private drive.

**Heating:** Gas central heating - new boiler fitted 05/2022 warranty until 05/2027.

**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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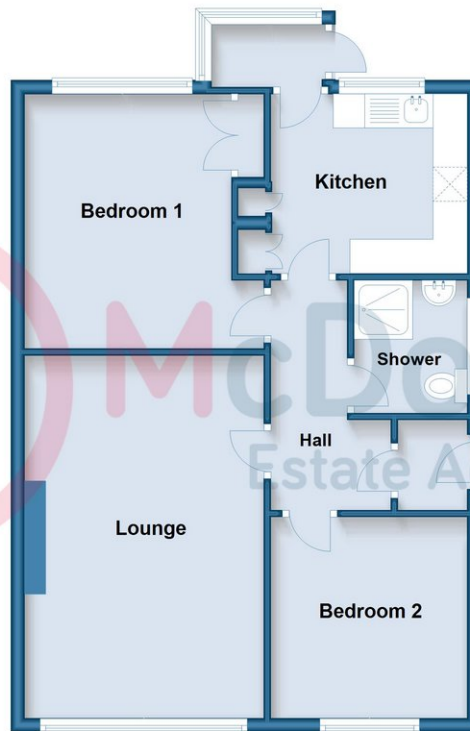
**Directions:** From our office on Red Bank Road proceed inland to the roundabout, travel straight ahead and at the mini roundabout turn left into All Hallows Road. Take the third right into All Saints Road, first right into Fairfax Avenue and finally first left into Glenfield Avenue.

**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>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

### Ground Floor



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### Glenfield Avenue

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 your FREE market appraisal.

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