



22 Bardsway Avenue, Blackpool,
FY3 8JP

£148,950

***** WELL PRESENTED BUNGALOW WITH OPEN ASPECT VIEWS *****

Bungalows are already limited in availability due to their popularity. This semi-detached TRUE bungalow also commands the unique feature of open aspect views over a LOCAL PARK.

In brief, with two DOUBLE bedrooms, a generous lounge, FITTED kitchen and MODERN bathroom, UPVC double glazing, Gas central heating, Off-street parking as well as a GARAGE.

In addition to the PARK, the property is conveniently located within just 0.4 miles of the award winning STANLEY PARK, but also 0.5 miles of VICTORIA HOSPITAL.

- Opposite LOCAL PARK
- Two DOUBLE bedrooms
- Fitted kitchen
- Modern bathroom
- UPVC double glazed
- Gas central heating

Award winning property sales since 1948.



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- SOUTH facing rear
- Parking and GARAGE
- Close to STANLEY PARK
- Close to VICTORIA HOSPITAL



Vestibule: Meter cupboard, UPVC double glazed front door and window.

Hall: Loft access, Decoratively concealed radiator.

Lounge: 13'11" x 11'4" (4.24 m x 3.45 m) Coved ceiling, UPVC double glazed bay window with lovely views over the local park, Double radiator.

Bedroom 2: 8'10" x 8'2" (2.69 m x 2.49 m) Built in cupboard housing combi gas central heating boiler, UPVC double glazed window, Radiator.

Bedroom 1: 11'4" x 11'4" (3.45 m x 3.45 m) Fitted wardrobes with sliding doors, Coved ceiling, UPVC double glazed window and patio door to south facing rear garden and patio area, Radiator.



Bathroom: Comprising; Spa bath with overhead shower attachment and screen, Pedestal wash basin, Low flush WC, Mostly tiled walls, UPVC double glazed window, Heated towel rail/radiator.

Kitchen: 11'3" x 8'8" (3.43 m x 2.64 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Two UPVC double glazed windows, Double radiator.



Rear Vestibule: UPVC double glazed rear door and window.

Open Porch: Covered porch area.

Outside:

Front: Decorative slate and stone gravelled.

Rear: South facing, Lower maintenance gardens with composite decked area, Artificial lawn and stone gravelled.

Garage: Detached brick garage with an up and over door.

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: Take Whitegate Drive and travel north, at the end turn right at the traffic lights into Newton Drive, take the tenth left into Torsway Avenue, Bardsway Avenue is the third turn on your 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		81
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



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Bardsway Avenue

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