



161 Cavendish Road, Bispham,
Blackpool, FY2 9EG

£154,950

****CALLING INVESTORS****

To be sold with TENANT IN SITU

**(we are informed have been in occupation around 10yrs,
currently paying £800 pcm)**

**A traditional Semi in a thoroughly convenient spot, just one
road back from Red Bank Road with all its amenities.**

- Two Reception Rooms
- Kitchen
- Three Bedrooms
- Bathroom
- Gardens- Southerly facing rear

Successfully selling property since
1948.



McDonald
Estate Agents

Fylde Coast Property Hub

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Vestibule: UPVC double glazed door.

Hall: Coved ceiling, Wood effect laminate flooring, Radiator.

Lounge: 15'0" x 11'7" (4.57 m x 3.53 m) Tiled fireplace, TV point, UPVC double glazed bay window, Radiator.

Dining Room: 16'9" x 10'7" (5.11 m x 3.23 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Kitchen: 9'2" x 7'0" (2.79 m x 2.13 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, Single drainer stainless steel sink, Plumbed for washer, UPVC double glazed windows.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 11'0" x 12'0" (3.35 m x 3.66 m) UPVC double glazed window, Radiator.

Bedroom 2: 13'9" x 10'7" (4.19 m x 3.23 m) UPVC double glazed window, Radiator,

Bedroom 3: 8'0" x 6'7" (2.44 m x 2.01 m) UPVC double glazed window, Radiator.

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

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

Outside:

Front: Laid to lawn.

Rear: Southerly facing, Lawn with a concrete patio, Established trees and shrubs, Brick built storage.

Parking: Possible off street parking to the front.

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)



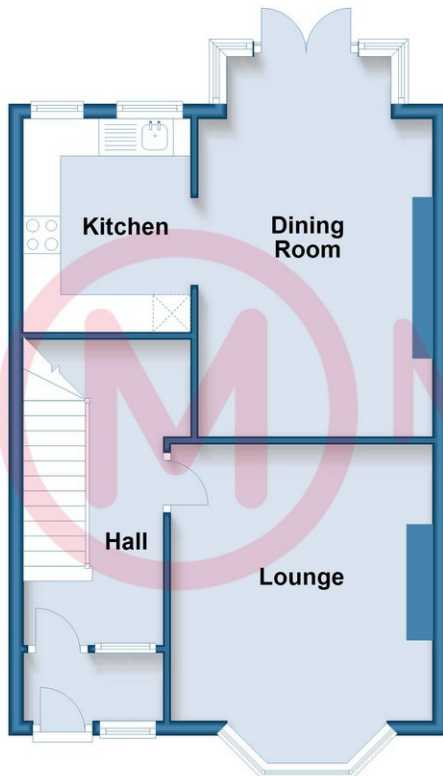
Directions: From our office on Red Bank Road, take Warbreck Drive heading south and take the first left turning onto Cavendish Road.

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.

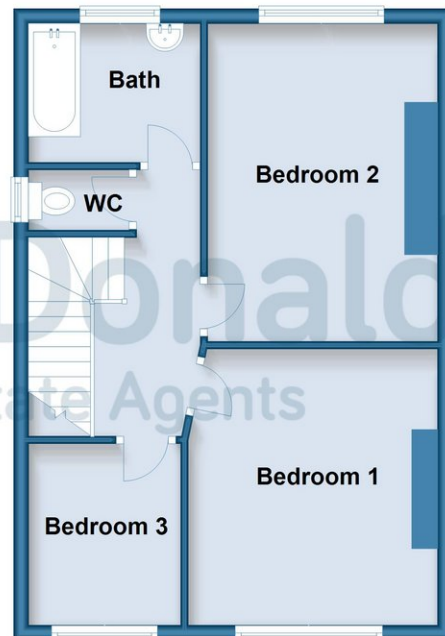
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Cavendish Road

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