



51 Salmesbury Avenue, Bispham,  
Blackpool, FY2 0PR

**£125,000**

This Semi Detached home is ready to walk into, whilst still offering that potential to truly make a house your own! With a spacious Lounge and Dining Kitchen to the ground floor, plus two Bedrooms and Shower room upstairs, the property also occupies an impressive plot with a lovely rear Garden measuring over 70' in length. A perfect first time buy sold with **NO ONWARD CHAIN**

- Lounge
- Dining Kitchen
- Two Bedrooms
- Shower room
- UPVC double glazing
- Gas central heating
- Large rear garden
- Off street Parking



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

**Lounge:** 15'7" x 15'2" (4.75 m x 4.62 m) Fireplace, TV point, Recessed lighting, UPVC double glazed bay window, Radiator.

**Dining Kitchen:** 15'2" x 10'2" (4.62 m x 3.10 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer sink, Split level oven and hob with extractor, Plumbed for washing machine, UPVC double glazed window and door, Radiator.



**First Floor:**

**Landing:**

**Bedroom 1:** 15'2" x 12'4" (4.62 m x 3.76 m) Built in cupboard, TV point, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 11'3" x 7'4" (3.43 m x 2.24 m) Built in cupboard, TV point, UPVC double glazed window, Radiator.

**Shower Room:** Comprising; Step in shower, Low flush WC, Wash basin, Part tiled walls, UPVC double glazed windows, Radiator.



**Outside:**

**Front:** Laid to gravel

**Rear:** A beautiful rear garden, Measuring approximately 70' in length, Laid to lawn with gravelled areas and established plants, shrubs and trees.

**Parking:** 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 - B £1771.00 (2024/25)



**Directions:** Take Red Bank Road and proceed inland, at the roundabout take the third exit onto Bispham Road. Salmesbury Avenue is the fourth 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 plus)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

### Ground Floor



### First Floor



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Plan produced using PlanUp.

### Salmesbury Avenue

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