



12 Ingthorpe Avenue, Bispham,  
FY2 0EL

**£139,950**

**Truly DECEPTIVE - an extended Mid Garden Terrace Home offering three Bedrooms, three Reception areas, two Shower rooms and a ground floor WC. Lovingly maintained by the current owner, and offering a fantastically convenient location literally just off The Village. Sold with NO ONWARD CHAIN.**

- Lounge
- Dining room
- Sun Lounge
- Modern fitted kitchen
- Three Bedrooms - one with en-suite
- Gas central heating
- UPVC double glazing
- Gardens - Southerly facing rear
- Garage



**McDonald**  
Estate Agents

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**Vestibule:** UPVC double glazed door.

**Hall:** Understairs store, Radiator.

**Lounge:** 14'1" x 12'2" (4.29 m x 3.71 m) A beautiful feature composite marble fireplace with inset electric fire, Coved ceiling, TV point, UPVC double glazed bay window, Radiator. Glazed doors to:-

**Dining Room:** 12'6" x 8'2" (3.81 m x 2.49 m) Coved ceiling, Delft shelf, Radiator. Open plan to:-

**Sun Lounge:** 8'6" x 8'2" (2.59 m x 2.49 m) Wood effect laminate flooring, Coved ceiling, TV point, UPVC double glazed patio doors, Radiator.

**Kitchen:** 8'6" x 8'2" (2.59 m x 2.49 m) Modern style wall and base cupboard units with complementary worktops, Built in oven and hob with extractor, Single drainer stainless steel sink with mixer tap and waste disposal, Plumbed for dishwasher, UPVC double glazed window, Radiator.

**Rear Vestibule:** UPVC double glazed door.

**WC:** Low flush WC, Vanity wash basin, Plumbed for washing machine, Electric wall heater, UPVC double glazed window.

**First Floor:**

**Landing:** Built in cupboard.

**Bedroom 1:** 14'1" x 12'2" (4.29 m x 3.71 m) Built in wardrobes, TV point, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 12'6" x 12'2" (3.81 m x 3.71 m) Fitted wardrobes, UPVC double glazed window, Radiator.

**En-Suite:** Comprising; Shower, Low flush WC, Wash basin.

**Bedroom 3:** 8'10" x 7'10" (2.69 m x 2.39 m) Built in cupboard, UPVC double glazed window, Radiator.

**Shower Room:** Wet room style comprising; Shower area, Low flush WC, Wash basin, UPVC double glazed windows, Radiator.

**Outside:**

**Front:** Pattern imprinted concrete.

**Rear:** Southerly facing, Mainly paved.

**Parking:** Garage and drive (adjoining No. 10)

**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 £1688.52 (2023/24)



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**Directions:** Taking Red bank Road proceed inland to the roundabout, continue straight across and through the village, pass over the mini roundabout, and straight into Ingthorpe 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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		68	
(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			



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 your FREE market appraisal.

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