



116 Rivington Avenue, Bispham
FY2 9BU

£164,950

This Semi Detached has been extended to the rear in the form of an impressive Conservatory which measures over 15' and looks over a beautiful rear Garden which itself is around 50'. A well presented home in an ever popular area - absolutely perfect for local schools.

- Two Reception areas
- Modern style Kitchen
- Conservatory
- Three Bedrooms
- Modern Shower room
- Gardens - around 50' to the rear
- Garage and Parking

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1948.



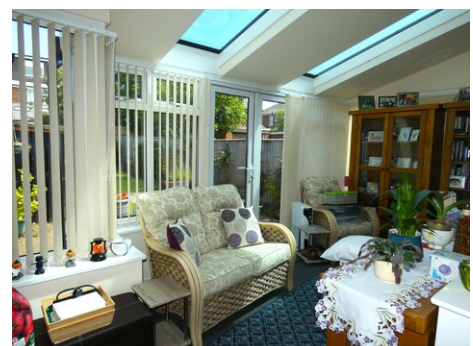
McDonald
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Porch: Tiled floor, UPVC double glazed windows and door.

Hall: Understairs storage, Meter cupboard, UPVC double glazed window, Radiator.

Lounge: 12'2" x 10'2" (3.71 m x 3.10 m) Feature fireplace with inset living flame gas fire, Dado rail, Coved ceiling, TV point, UPVC double glazed bay window, Radiator. Arch to:-



Dining Room: 9'2" x 7'10" (2.79 m x 2.39 m) Coved ceiling, UPVC double glazed window, Radiator.

Kitchen: 9'2" x 7'10" (2.79 m x 2.39 m) Modern style wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, Single drainer sink with mixer tap, Plumbed for washing machine, UPVC double glazed window and door, Radiator.



Conservatory: 15'6" x 9'3" (4.72 m x 2.82 m) UPVC double glazed windows and doors, Radiator.

First Floor:

Landing: Built in airing cupboard housing gas central heating boiler.

Bedroom 1: 12'4" x 10'0" (3.76 m x 3.05 m) Fitted wardrobes with centre vanity unit, UPVC double glazed bay window, Radiator.

Bedroom 2: 10'0" x 9'1" (3.05 m x 2.77 m) UPVC double glazed window, Radiator.

Bedroom 3: 6'9" x 5'10" (2.06 m x 1.78 m) Built in cupboard, UPVC double glazed window, Radiator.



Shower Room: Modern three piece shower room comprising; Corner shower, Vanity wash basin with integrated, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Block paved.

Rear: Approximately 50' in length, Mainly laid to lawn with flowerbeds and borders and a paved patio.

Parking: Brick garage with a private drive, Additional parking to the front.



Heating: Gas central heating - NEW BOILER INSTALLED 2024

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: From our office travel inland along Red Bank Road taking the last left before the roundabout into Norcliffe Road and then first right into Rivington 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.

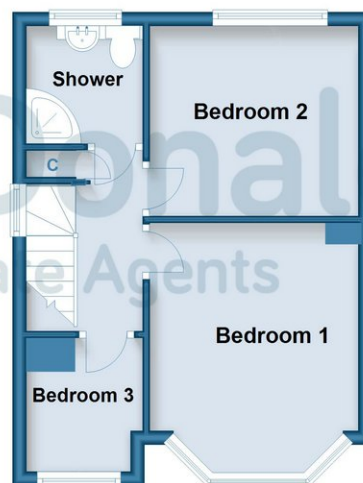
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Rivington Avenue

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