



**29 Salcombe Avenue, Bispham,
Blackpool, FY2 0PU**

£159,950

**Are you searching for a ready to walk in, Turnkey property ?.... well look no further !
This beautiful home has been the subject of an exacting transformation and now boasts all the feel of a 'new build' in a traditional shell, to include newly fitted Kitchen and Bathroom facilities and a crisp, contemporary decor theme throughout. A real MUST SEE sold with NO ONWARD CHAIN.**

- Lounge
- Newly fitted Dining Kitchen
- Three Bedrooms
- Newly fitted Bathroom
- UPVC double glazing
- Gas central heating
- Gardens
- Garage space

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McDonald

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Hall: Meter cupboard, Wood effect laminate flooring, UPVC double glazed window and door, Radiator.

Lounge: 12'0" x 10'4" (3.66 m x 3.15 m) TV point, Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Kitchen: 16'1" x 9'1" (4.90 m x 2.77 m) Superb newly fitted wall and base cupboard units with complementary worktops Single drainer stainless steel sink with mixer tap, Built in oven and hob with extractor, Plumbed for washing machine, Wood effect laminate flooring, Recessed lighting, UPVC double glazed patio doors to the rear Garden, Radiator.

First Floor:

Landing: Built in cupboard housing gas central heating boiler, Loft access, UPVC double glazed window.

Bedroom 1: 12'0" x 10'0" (3.66 m x 3.05 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 9'10" x 9'3" (3.00 m x 2.82 m) TV point, UPVC double glazed window, Radiator.

Bedroom 3: 7'0" x 6'0" (2.13 m x 1.83 m) UPVC double glazed window, Radiator.

Bathroom: Stunning newly fitted three piece Bathroom comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window, Heated towel rail.

Outside:

Front: Laid to tarmacadam.

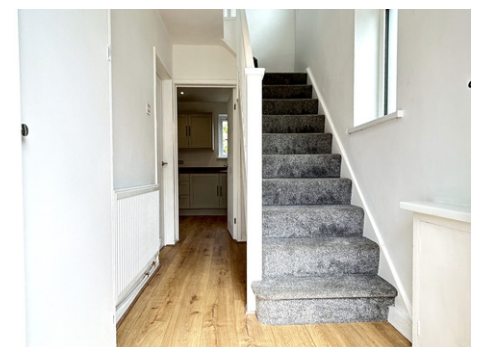
Rear: Approximately 45ft in length, Laid to a combination of lawn and patio areas with established trees.

Parking: Possible off street parking and Garage space to the the rear accessed via a shared drive .

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 £1954.73 (2026/27)



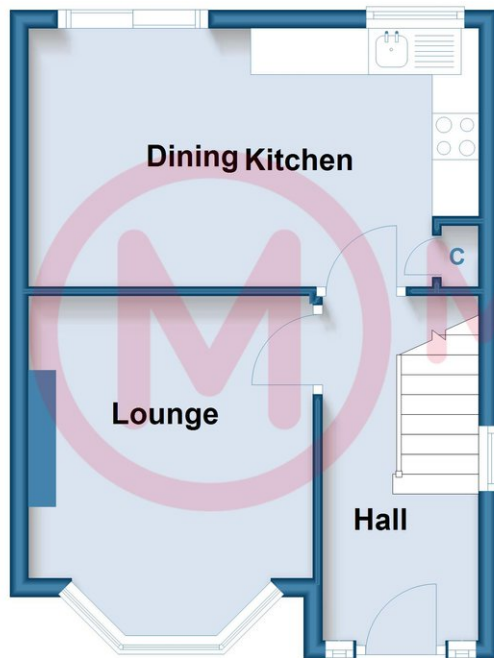
Directions: Take Red Bank Road and travel inland to the roundabout, take the third exit into Bisham Road continue along and take the fifth turning on your left into Salmesbury Avenue, then take the first turning on your right into Washington Avenue. Salcombe Avenue is the first turning on the left.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Ground Floor



First Floor



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Salcombe Avenue

Success

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