



17 Rossington Avenue, Bispham,  
Blackpool, FY2 0DN

**£179,950**

Beautifully presented throughout with a modern contemporary finish, this impressive semi-detached home is ready to move straight into.

The accommodation includes a **STYLISH** fitted **DINING** kitchen with integrated appliances, a separate lounge, **THREE** bedrooms, and a modern family bathroom.

Externally, the property benefits from off-street parking and an invaluable **GARAGE**, beyond which is a delightful second patio area – a perfect suntrap for relaxing or entertaining.

Conveniently situated within just **ONE MILE** of **BISPHAM VILLAGE** and its excellent range of shops and amenities.

**A MUST SEE** home that won't disappoint!

- **THREE** bedrooms
- Lounge
- **STYLISH** fitted dining kitchen
- **MODERN** shower room
- **UPVC** double glazing; Gas central heating
- Garage **PLUS** parking
- Close to Bispham Village

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**Lounge:** 12'1" x 10'3" (3.68 m x 3.12 m) Feature fireplace, Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Radiator. Directly open to:-

**Dining Kitchen:** 16'2" x 9'2" (4.93 m x 2.79 m) Beautiful range of stylish wall and base cupboard units, Complementary Quartz worktops, undermount sink and drainer, Oak effect breakfast bar, Integrated appliances to include; Fridge and freezer, Extractor hood, Wine cooler. Plumbed for washing machine and dishwasher, Wood effect laminate flooring, UPVC double glazed window and patio doors, Feature vertical radiator.



### First Floor:

**Landing:** Built in storage cupboard with radiator, UPVC double glazed window.



**Bedroom 1:** 12'2" x 10'0" (3.71 m x 3.05 m) UPVC double glazed bay window, Radiator.

**Bedroom 2:** 10'0" x 9'3" (3.05 m x 2.82 m) Built in wardrobes, Coved ceiling, UPVC double glazed window, Radiator.

**Bedroom 3:** 8'7" x 5'11" (2.62 m x 1.80 m) Built in storage cupboard, UPVC double glazed window, Radiator.

**Shower Room:** Modern three piece shower room comprising; Tiled shower cubicle, Pedestal wash basin, Low flush WC, UPVC double glazed window, Heated towel rail/radiator.



### Outside:

**Front:** Lawned.

**Rear:** Paved patio, Lawned, Second concreted patio, Flowerbeds to border.

**Garage:** Detached sectional concrete garage with an up and over door, Off street parking to tarmac driveway.

**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)



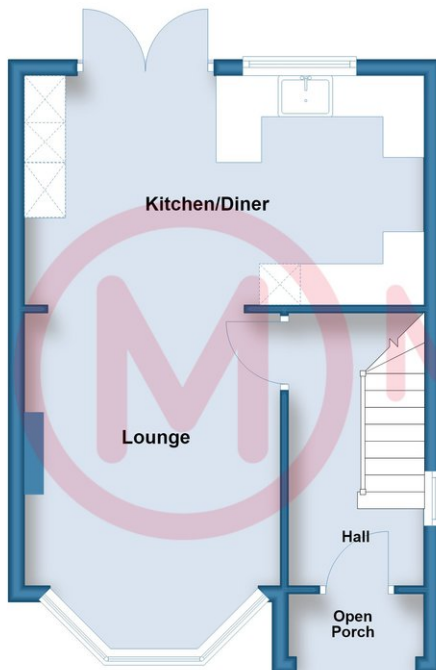
**Directions:** Proceed inland along Red Bank Road, continue across the roundabout and through the Village. At the T junction turn right into Ashfield Road, Rossington Avenue is the first on the left.

**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.

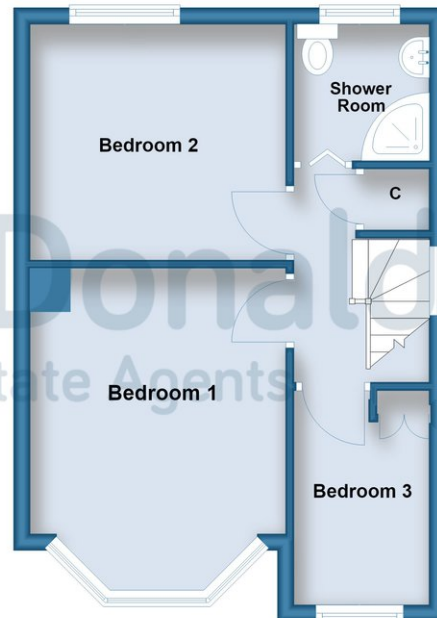
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) <b>A</b>                          |  |         |           |
| (81-91) <b>B</b>                            |  |         | 85        |
| (69-80) <b>C</b>                            |  |         |           |
| (55-68) <b>D</b>                            |  | 64      |           |
| (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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**Rossington Avenue**

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