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**14 Falkirk Avenue, Bispham,
Blackpool, FY2 9DD**

£174,950

A Semi Detached True Bungalow situated in a much sought after residential location. Really nicely presented throughout, with the benefit of a UPVC double glazed Conservatory, and a Southerly facing rear garden, the property is also sold with NO ONWARD CHAIN.

- Lounge
- Modern style Breakfast Kitchen
- Conservatory
- Two DOUBLE Bedrooms
- Shower Room
- UPVC double glazing
- Gas central heating
- Southerly facing rear garden
- Garage and private drive

Successfully selling property since
1948.



Vestibule: Meter cupboard, UPVC double glazed door.

Hall: Built in cupboards, Wood effect laminate flooring, Radiator.

Lounge: 13'9" x 11'10" (4.19 m x 3.61 m) Feature fireplace, TV point, UPVC double glazed window, Radiator.

Breakfast Kitchen: 10'10" x 8'9" (3.30 m x 2.67 m) Modern style wall and base cupboard units with complementary roll edge worktops and matching breakfast bar, Single drainer stainless steel sink, Built in oven and hob with extractor, Plumbed for washing machine, UPVC double glazed windows and door, Radiator.

Conservatory: 9'7" x 8'8" (2.92 m x 2.64 m) UPVC double glazed windows and door.

Bedroom 1: 12'0" x 11'10" (3.66 m x 3.61 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 2: 10'10" x 10'10" (3.30 m x 3.30 m) UPVC double glazed window, Radiator.

Shower Room: Comprising; Step in shower, Pedestal wash basin, Low flush WC, Tiled walls, Loft access, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Laid to artificial lawn with borders.

Rear: Southerly facing, Approximately 50ft in length, Mainly paved with flower borders.

Parking: Detached brick garage with electric, accessed via a private 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.

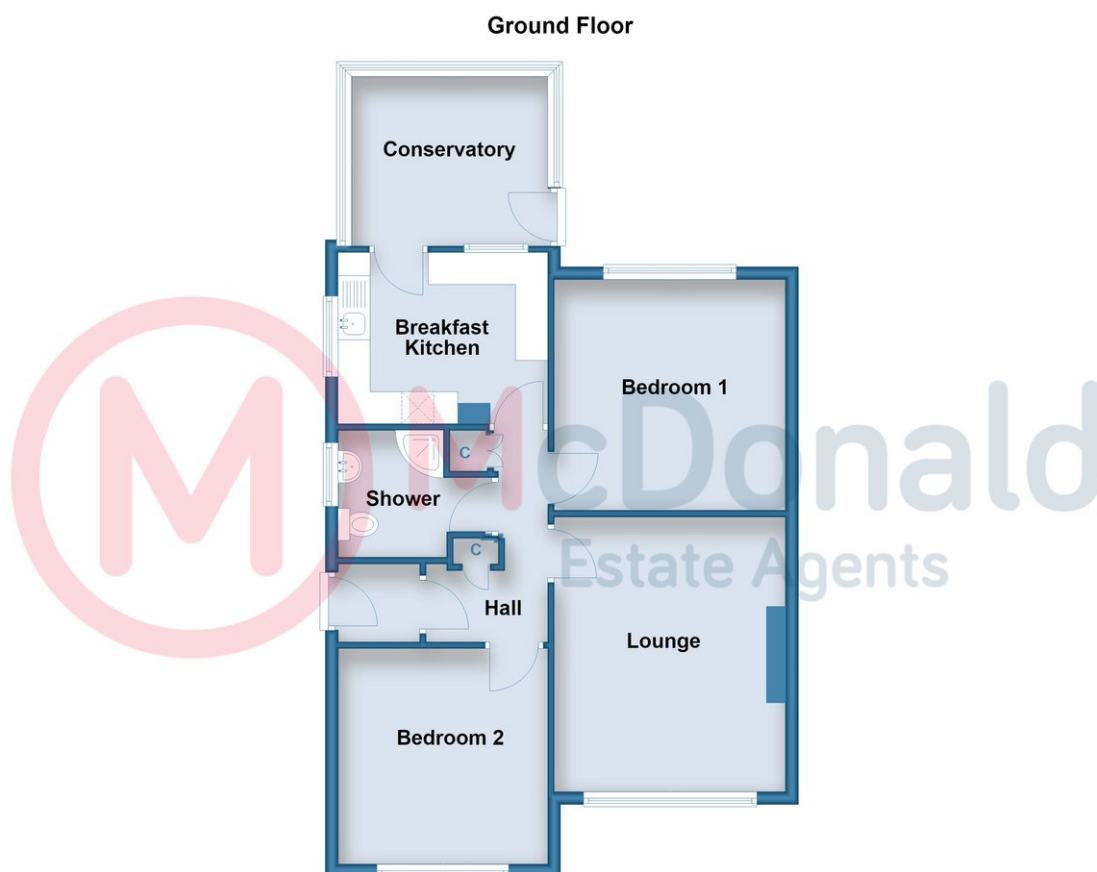
Council Tax: Band - C £2233.97 (2026/27)



Directions: From our office on Red Bank Road proceed inland, at the roundabout turn left into Devonshire Road, take your second left into Crawford Avenue, first right into Boston Ave and finally first left into Falkirk 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.



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