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BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BLACKPOOL
2022 IN BLACKPOOL
2021 IN BLACKPOOL

40 Crofton Avenue, Bispham, Blackpool, FY2 0BB



£156,000

Semi Detached True Bungalow, located in a popular and convenient residential area only around 400m from Bispham Village and all its amenities. The property is ready to walk into whilst still proving a blank canvas to really make your own. Sold with NO ONWARD CHAIN.



- **Lounge**
- **Dining Kitchen**
- **Conservatory**
- **Two double Bedrooms**
- **Bathroom**
- **UPVC Double glazing**
- **Gas central heating**
- **Gardens Southerly facing rear**
- **Garage and driveway**



Vestibule: Meter cupboard, Tiled floor, UPVC double glazed door.

Hall: Radiator.

Lounge: 14'3" x 11'0" (4.34 m x 3.35 m) Feature fireplace, Coved ceiling, TV point, Radiator.

Dining Kitchen: 11'0" x 10'11" (3.35 m x 3.33 m) Wall and base cupboard units with complementary roll edge worktops, Split level oven and hob with extractor, One and a half bowl stainless steel sink with mixer tap, Plumbed for washing machine, Tiled floor, UPVC double glazed windows, Radiator.

Conservatory: 19'1" x 6'1" (5.82 m x 1.85 m) Tiled floor, UPVC double glazed windows and doors.

Bedroom 1: 11'0" x 10'11" (3.35 m x 3.33 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 2: 11'0" x 9'10" (3.35 m x 3.00 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Pedestal wash basin, Low flush WC, Tiled walls, Built in airing cupboard housing gas central heating boiler, UPVC double glazed window, Radiator.

Outside:

Front: Paved and gravelled.

Rear: Southerly facing, Over 45ft in length, Mainly paved and gravelled for ease of maintenance, Flower border.

Parking: Brick garage with light and power, Access 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 - B £1954.73 (2026/27)



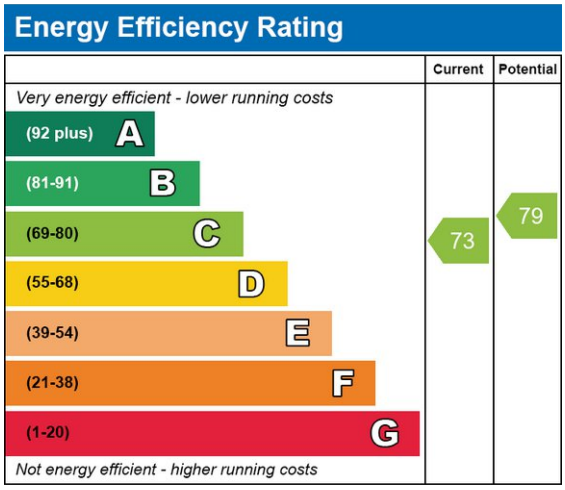








Directions: From our office take Red Bank Road and proceed inland to the roundabout, continue straight across and over the mini roundabout, Crofton Avenue is the first road on the left.



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.

Ground Floor



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Plan produced using PlanUp.

Crofton Avenue

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Call McDonald Estate Agents NOW, for your FREE market appraisal.