

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

50 Crofton Avenue, Bispham, Blackpool, FY2 0BB

£199,950

A DETACHED True Bungalow in a thoroughly convenient spot only around 400m to Bispham Village and all its amenities. The property boasts THREE Bedrooms, plus the Lounge and Breakfast Kitchen, and occupies an impressive plot with a wide frontage offering really good levels of parking and a Southerly facing rear.
An ever popular location.







- **Lounge**
- **Breakfast Kitchen**
- **Three Bedrooms**
- **Bathroom with separate WC**
- **UPVC Double glazing**
- **Gas central heating**
- **Gardens - Southerly facing rear**
- **Garage and additional parking**

Successfully selling property since 1948.

The Property Ombudsman

Vestibule: Tiled flooring, UPVC double glazed door.

Hall: Meter cupboard, Loft access, Radiator.

Lounge: 12'10" x 12'0" (3.91 m x 3.66 m) Fireplace, Wood effect laminate flooring, TV point, Coved ceiling, UPVC double glazed windows, Radiator.

Breakfast Kitchen: 12'10" x 10'0" (3.91 m x 3.05 m) Modern style wall and bae cupboard units with complementary roll edge worktops, Split level oven and hob, One and a half bowl stainless steel sink, Plumbed for washing machine, UPVC double glazed window and door, Radiator.

Bedroom 1: 11'10" x 9'9" (3.61 m x 2.97 m) Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 10'10" x 9'10" (3.30 m x 3.00 m) UPVC double glazed window, Radiator.

Bedroom 3/ Dining Room: 8'0" x 7'10" (2.44 m x 2.39 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower over, Pedestal wash basin, Tiled walls, UPVC double glazed window, Radiator.

Separate WC: Low flush WC, Tiled walls, UPVC double glazed window.

Outside:

Front: Mainly concreted with established beds.

Rear: Southerly facing. Paved with a number of vegetable/fruit beds.

Parking: Concrete sectional garage with additional parking to the front.

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)



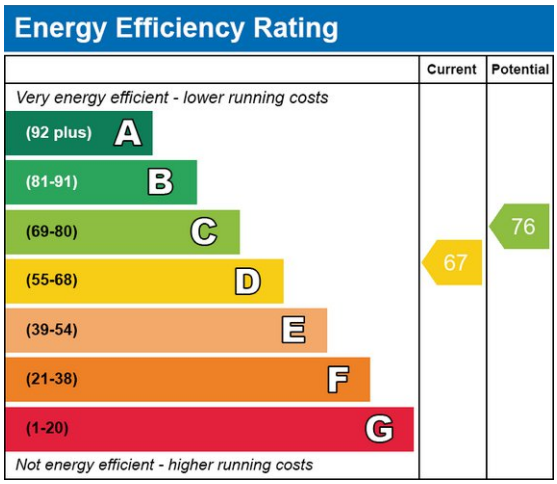








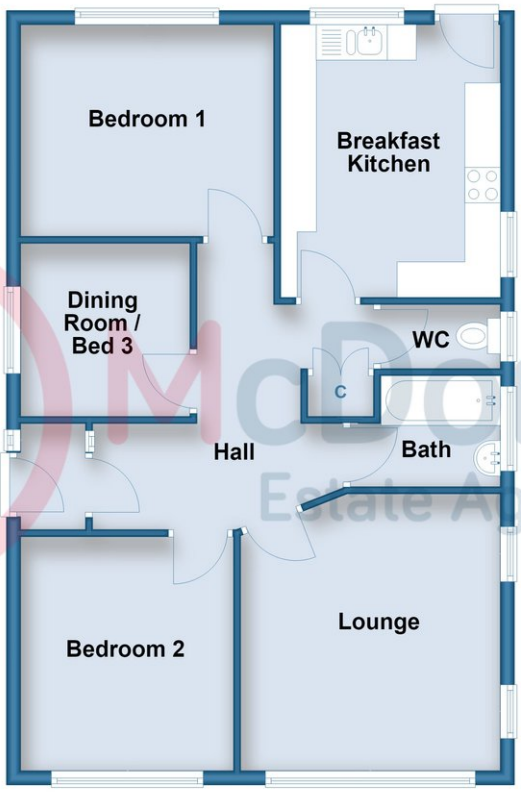
Directions: From our office take Red Bank Road and proceed inland to the roundabout, continue straight across and over the mini roundabout, Crofton Avenue is the first road on the left.



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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