

McDonald
Estate Agents

Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 **398 498**
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk

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

19 St. Stephens Avenue, Bispham, FY2 9RB



Guide Price: £155,000

***** AUCTION - DEVELOPMENT / INVESTMENT POTENTIAL *****

An imposing double-fronted Family home offering thoroughly well proportioned accommodation throughout. To the ground floor is a huge open plan Living Area PLUS a separate Dining Room and Kitchen, whilst to the first floor are the FOUR Bedrooms.
Sat in a popular residential area, with the Promenade/SEAFRONT literally at the end of the road. Offering bags of POTENTIAL with the opportunity to build in additional value.

Available with NO ONWARD CHAIN.

PLEASE NOTE: This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding....





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... The buyer signs a Reservation Agreement and makes payment of a non-refundable reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500.00. These services are optional.• Open plan Living Area

• Dining Room

• Kitchen

• Four Bedrooms

• Bathroom

• Separate WC

• UPVC double glazing

• Gas central heating

• Gardens

• Off street Parking







Porch: UPVC double glazed windows and door.

Lounge/Family Room: 32'7" x 15'1" (9.93 m x 4.60 m) Coved ceiling, TV point, Two UPVC double glazed bay windows, Two radiators.

Inner Hall: UPVC door to rear garden.



Kitchen: 12'9" x 7'4" (3.89 m x 2.24 m) Fitted wall and base cupboard units with complementary work surfaces, Plumbed for washing machine and dishwasher, Integrated oven and gas hob with extractor fan, One and a half bowl sink unit with mixer tap, Boiler, Two UPVC double glazed windows.

Dining Room: 12'10" x 7'6" (3.91 m x 2.29 m) Wood effect laminate flooring, Three UPVC double glazed windows, Radiator.

First Floor:



Landing: UPVC double glazed window, Radiator.

Bedroom 1: 15'1" x 13'0" (4.60 m x 3.96 m) Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

Bedroom 2: 12'10" x 12'4" (3.91 m x 3.76 m) Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 3: 13'0" x 10'0" (3.96 m x 3.05 m) Picture rail, UPVC double glazed bay window, Radiator.

Bedroom 4: 6'4" x 5'10" (1.93 m x 1.78 m) Picture rail, UPVC double glazed window, Radiator.

Bathroom: Three piece bathroom suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Part tiled walls, UPVC double glazed window, Heated towel rail.

WC: Low flush WC, UPVC double glazed window.

Outside:

Front and side: Wrap around gardens, Mainly lawned with mature trees/shrubs and paved path.

Rear: Low maintenance rear garden mainly concreted.

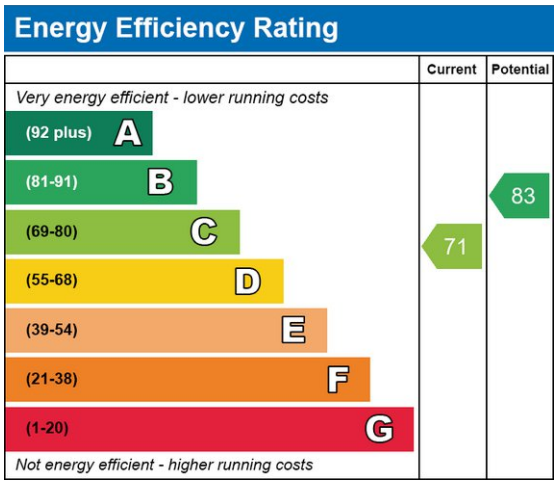
Parking: Private driveway.

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.

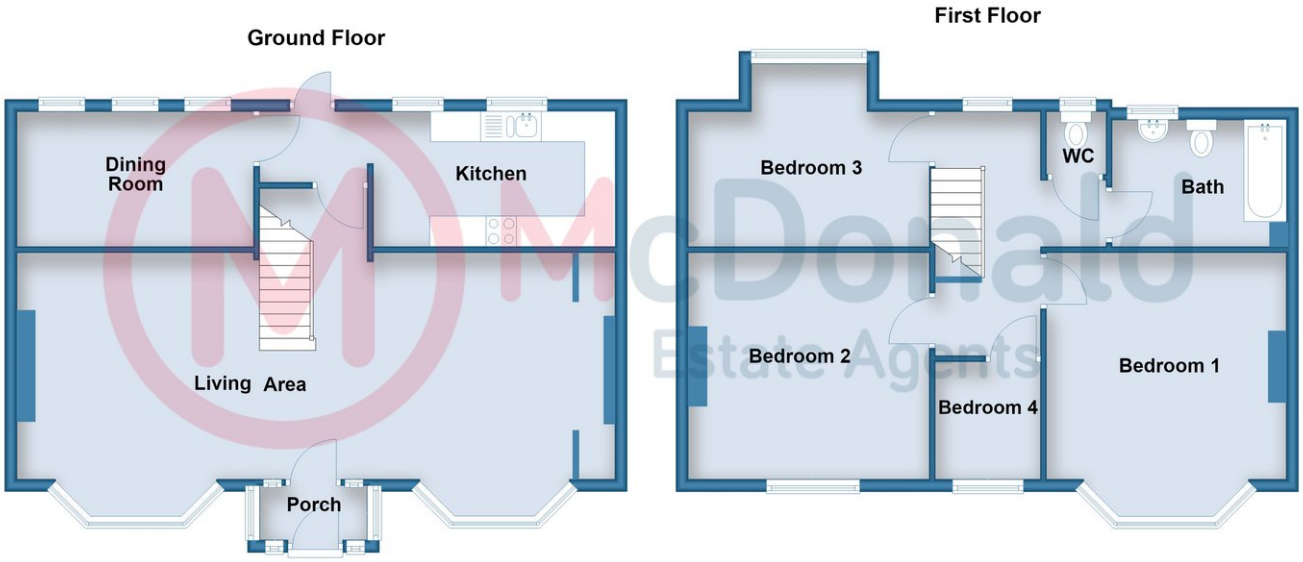
Council Tax: Band - D £2513.22 (2026/27)

Directions: From our office on Red Bank Road proceed opposite onto Warbreck Drive. Follow this down and St Stephens Avenue can be found tenth on the right hand side.



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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Plan produced using PlanUp.

St.Stephens Avenue

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