



81 Washington Avenue, Bispham,
Blackpool, FY2 0PP

£104,950

Although requiring work throughout, 81 is a well proportioned Semi Detached, with three Bedrooms and two separate Reception rooms and the bonus of a Westerly facing rear Garden. Loads of potential and sold with NO ONWARD CHAIN.

- Lounge
- Separate Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Westerly facing rear Garden

Successfully selling property since
1948.



McDonald

Estate Agents

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Hall: Meter cupboard, Radiator.

Lounge: 14'0" x 10'7" (4.27 m x 3.23 m) Fireplace, UPVC double glazed bay window, Radiator.

Dining Room: 11'8" x 10'7" (3.56 m x 3.23 m) TV point, UPVC double glazed French doors, Radiator.

Kitchen: 8'2" x 6'0" (2.49 m x 1.83 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob, Single drainer stainless steel sink with mixer tap, UPVC double glazed window.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 12'2" x 10'2" (3.71 m x 3.10 m) UPVC double glazed window, Radiator.

Bedroom 2: 11'8" x 10'2" (3.56 m x 3.10 m) UPVC double glazed window, Radiator.

Bedroom 3: 7'0" x 6'5" (2.13 m x 1.96 m) UPVC double glazed window, Radiator.

Bathroom: Three piece bathroom comprising; Panelled bath with shower over, Low flush WC, Pedestal wash basin, UPVC double glazed windows, Radiator.

Outside:

Front: Mainly paved.

Rear: Westerly facing.

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 £1860.61 (2025/26)

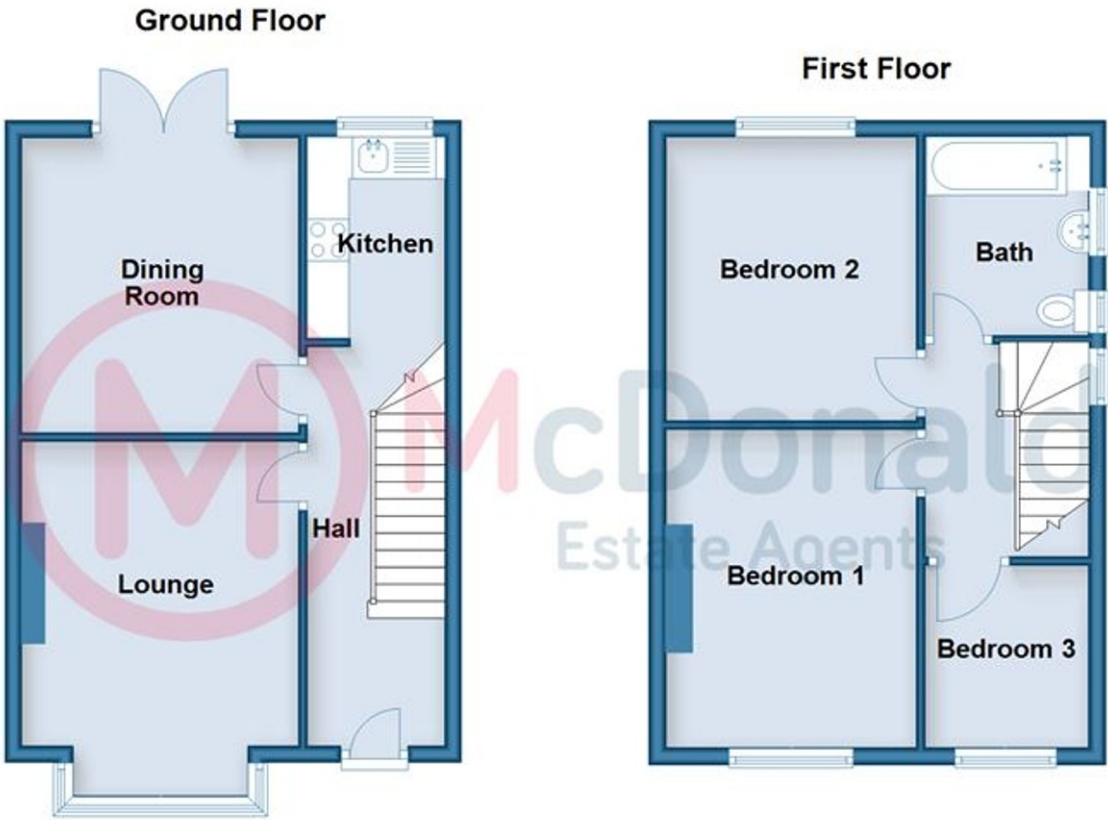


Directions: From our office on Red Bank Road proceed inland and at the roundabout take the third exit onto Bispham Road. Take the third left into Low Moor Road and second right into Washington Avenue.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Washington Avenue

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