



55 Hastings Avenue, Bispham,
Blackpool, FY2 0EY

£164,950

This Fieldings built Semi has been **EXTENDED** to the ground floor, first floor **AND** into the roof space creating almost unrecognisable accommodation levels from its former self, now boasting four Bedrooms, and a Kitchen and second Reception room both over 15' in length. Fantastic potential to make your perfect home, sold with **NO ONWARD CHAIN.**

- Four Bedrooms
- Two Reception rooms
- Kitchen over 15'
- Gas central heating
- UPVC double glazing
- Wrap around Gardens
- Garage and Parking
- Just waiting for some TLC

Successfully selling property since
1948.



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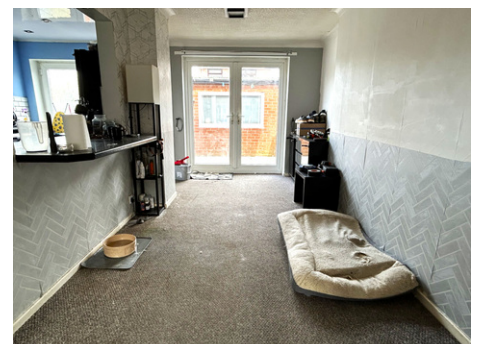
81-83 Red Bank Road, Bispham, FY2 9HZ

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Hall: UPVC double glazed window, Radiator.

Lounge: 12'3" x 12'6" (3.73 m x 3.81 m) Fireplace, TV point, Coved ceiling, UPVC double glazed bay window, Radiator. Archway to:-

Dining Room: 15'3" x 7'7" (4.65 m x 2.31 m) Coved ceiling, UPVC double glazed doors to rear. Archway to:-

Kitchen: 15'3" x 7'10" (4.65 m x 2.39 m) Wall and base cupboard units with complementary roll edge worktop, Built in oven and hob with extractor, Single drainer stainless steel sink with mixer tap, Tiled floor, UPVC double glazed window and door, Radiator.



First Floor:

Landing: Staircase to second floor, UPVC double glazed window, Radiator.

Bedroom 1: 12'7" x 9'11" (3.84 m x 3.02 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 12'8" x 9'11" (3.86 m x 3.02 m) Built in cupboard, UPVC double glazed window, Radiator.

Bedroom 3: 6'10" x 6'0" (2.08 m x 1.83 m) Built in cupboard, UPVC double glazed window, Radiator.

Bathroom: Comprising; Corner bath, Pedestal wash basin, Step in shower cubicle, Built in storage, UPVC double glazed window, Radiator.

WC: Low flush WC, Wash basin.



Second Floor:

Bedroom 4: 16'0" x 16'0" (4.88 m x 4.88 m) 'T' shape. Wood effect laminate flooring, Two UPVC double glazed windows, Radiator.



Outside:

Front and Side: Mainly lawned.

Rear: Concreted

Parking: Garage and 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)

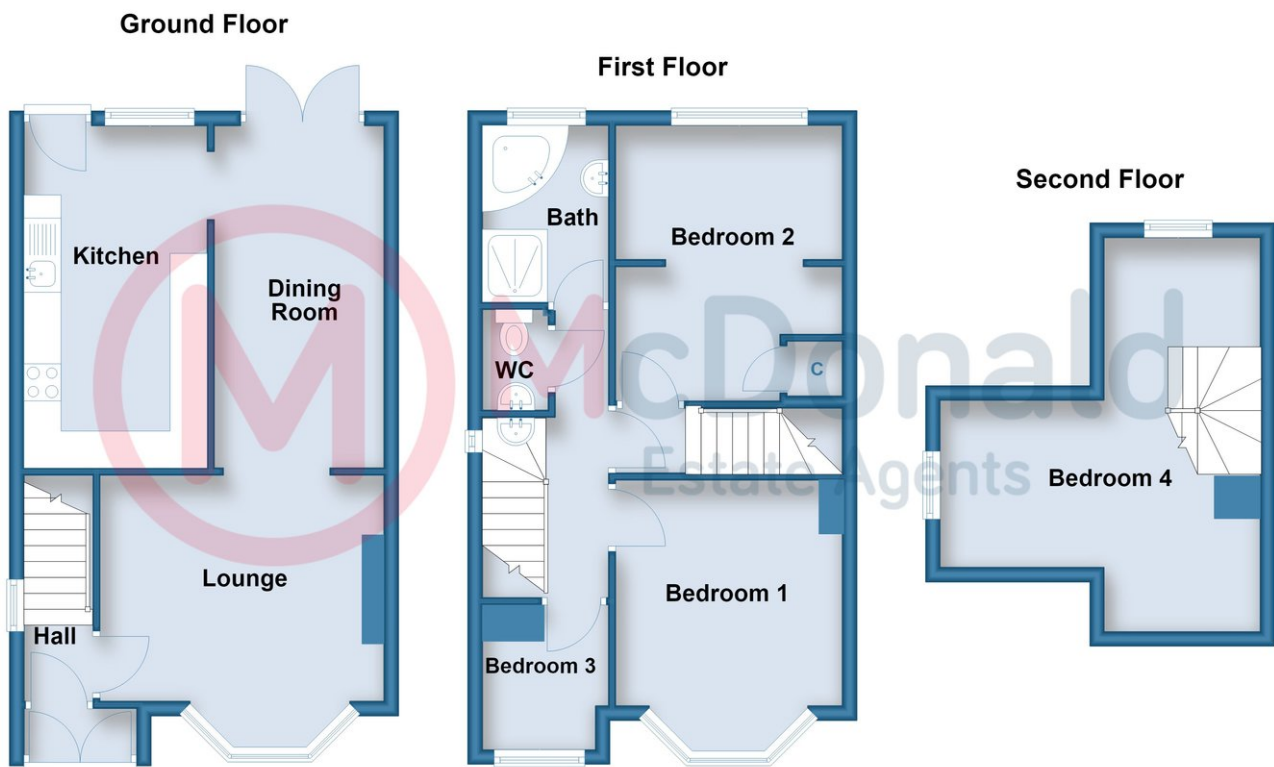


Directions: From our office travel inland along Red Bank Road continuing straight ahead at the roundabout, through the village and onto Ingthorpe Avenue, at the bottom turn left into Ashfield Road and Hastings Avenue is the second turning on the right hand side.

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.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |



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Hastings Avenue

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