



14 Duncan Avenue, Bispham,
Blackpool, FY2 9DB

£280,000

This Detached True Bungalow offers really nicely proportioned accommodation. Originally built with three Bedrooms, and now arranged as two with a Dining Room which opens up on to the Conservatory, the property is immaculately presented throughout and also boasts a gorgeous rear Garden. Situated in a prime Bispham area and sold with **NO ONWARD CHAIN**, early viewing will be vital.

- Living room - over 17' in length
- Dining Room
- Conservatory
- Modern style Breakfast Kitchen
- Two double Bedrooms
- Modern style Bathroom
- Gardens
- Garage & Drive

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McDonald

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



01253 398 498



sales@mcdonaldproperty.co.uk



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Vestibule: UPVC double glazed front door and window, Meter cupboard.

Hall: Built in cupboard, Loft access, Radiator.

Lounge: 17'7" x 12'10" (5.36 m x 3.91 m) Feature stone fire surround with inset living flame gas fire, Coved ceiling, TV point, UPVC double glazed bay window, Two radiators.

Dining Room: 12'4" x 9'10" (3.76 m x 3.00 m) TV point, Radiator.
Open plan to:-

Conservatory: 8'5" x 9'10" (2.57 m x 3.00 m) UPVC double glazed windows and roof, UPVC double glazed door to decking area.

Breakfast Kitchen: 13'0" x 9'5" (3.96 m x 2.87 m) Modern style range of wall and base cupboard units, Complementary roll edge worktops, Integrated oven and hob with extractor hood, Integrated fridge freezer, Plumbed for washing machine, UPVC double glazed window and door, Radiator.

Bedroom 1: 12'5" x 11'0" (3.78 m x 3.35 m) Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 12'5" x 8'4" (3.78 m x 2.54 m) UPVC double glazed window, Radiator.

Bathroom: Modern style bathroom comprising; Panelled bath, Integrated vanity wash basin and low flush WC, Tiled walls, UPVC double glazed window, Heated towel rail/radiator.

Outside:

Front: Lawned with established plants, trees and shrubs to border.

Rear: A delightful rear Garden, mostly lawned with a beautiful range of established flowerbeds, Raised decking area with a ramp, Shrubs and paved patio.

Garage: Brick garage with an up and over door, Access via 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)

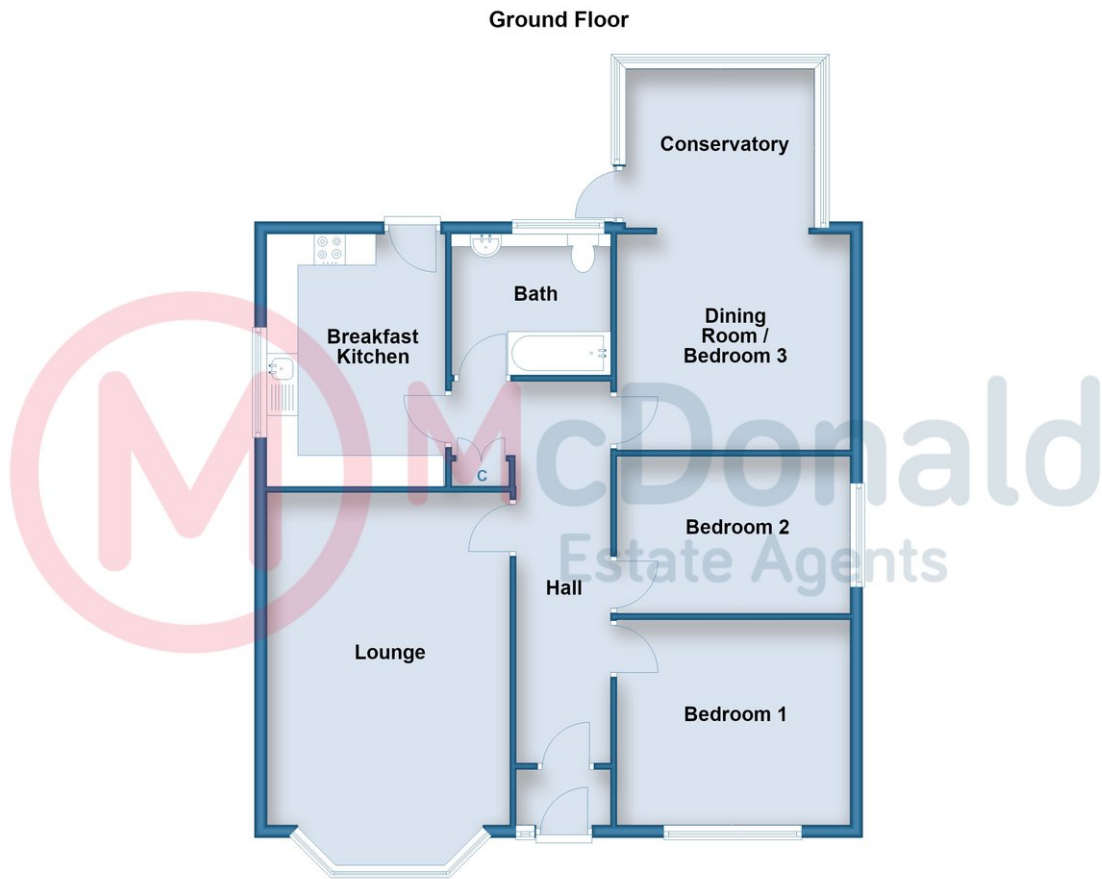


Directions: From our office on Red Bank Road proceed inland to the roundabout and turn left into Devonshire Road. Take the second left into Crawford Avenue, first right into Boston Avenue, and finally second left into Duncan Avenue.

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		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Duncan Avenue

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