

McDonald
Estate Agents

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

33 Bryning Avenue, Bispham, Blackpool, FY2 9LU



£149,950

This Semi Detached True Bungalow has been extended to the rear, and now offers two Bedrooms, two Reception rooms AND a Dining Kitchen almost 20' in length. Sat in a great spot less than 400m from both the seafront, and Red Bank Road with all its amenities, the property is also sold with NO ONWARD CHAIN.



- **Lounge**
- **Dining room**
- **Dining Kitchen - over 19' in length**
- **Bathroom**
- **UPVC double Glazing**
- **Gas central heating**
- **Gardens**
- **Off street parking**



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The Property Ombudsman







Vestibule: UPVC double glazed door.

Hall: Coved ceiling, Radiator.

Lounge: 14'4" x 10'10" (4.37 m x 3.30 m) Fireplace, Coved ceiling, Picture rail, TV point, UPVC double glazed bay window, Radiator.

Dining Room: 13'0" x 11'6" (3.96 m x 3.51 m) Fireplace, Picture rail, TV point, UPVC double glazed window, Radiator.

Dining Kitchen: 19'11" x 8'7" (6.07 m x 2.62 m) Wall and base cupboard units with complementary roll edge worktops, One and a half bowl sink with mixer tap, Built in oven and hob with extractor, Plumbed for washing machine, Tiled floor, UPVC double glazed windows and doors, Radiator.

Bedroom 1: 13'0" x 9'9" (3.96 m x 2.97 m) Coved ceiling UPVC double glazed window, Radiator.

Bedroom 2: 11'6" x 7'7" (3.51 m x 2.31 m) Dado rail, UPVC double glazed window, Radiator.

Bathroom: () Comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.

Outside:

Front: A combination of gravel and block paving with established plants and shrubs.

Rear: A low maintenance rear garden, Mainly flagged with shrub borders.

Parking: Off street parking to front.

Heating: Gas central heating (NOT TESTED).

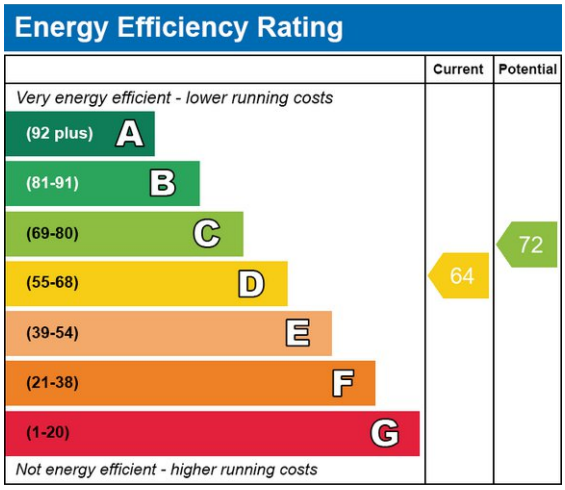
Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

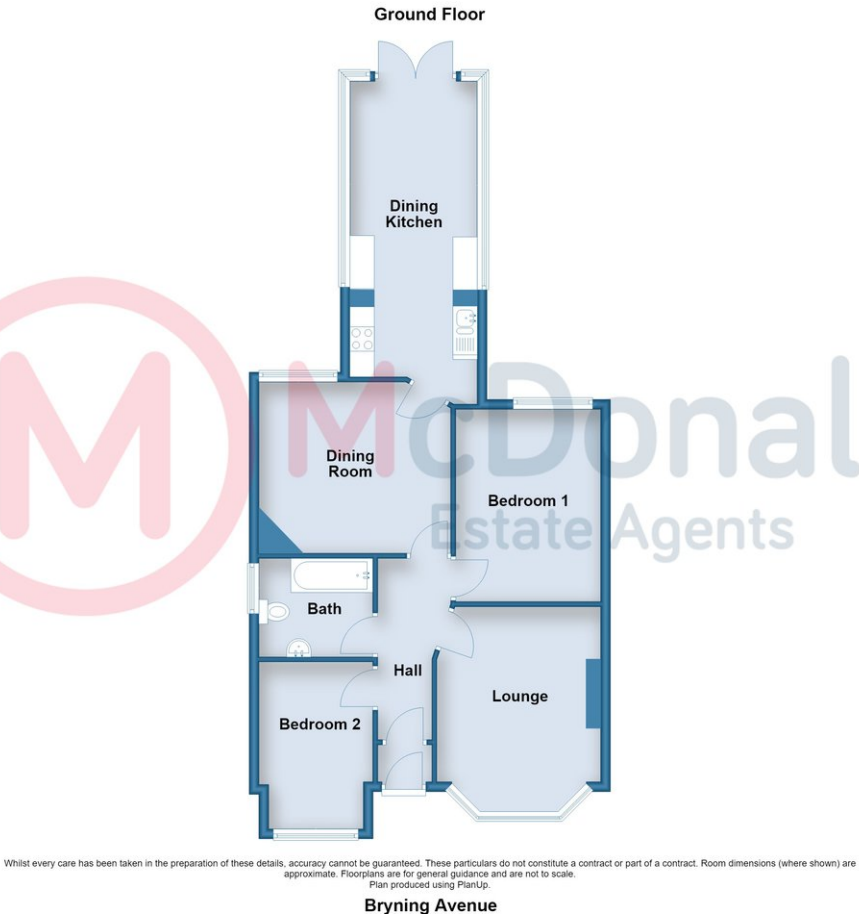
Council Tax: Band - B £1954.73 (2026/27)

Directions: Take Red Bank Road inland and take the first right into Oldfield Avenue, Bryning Avenue is the third turning on the right.

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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