



12 Digham Avenue, Bispham,  
Blackpool, FY2 0AQ

**offers in the region of  
£215,000**

Situated just off Devonshire Road, a **LOVELY** Semi Detached Dormer Bungalow. Originally designed with three Bedrooms, the property is currently arranged as two Bedrooms and two Reception rooms (but could be returned easily) and offers 'ready to walk into' accommodation with modern style Kitchen and Bathroom facilities and immaculate presentation. Also boasting a Southerly facing rear which is around 60' in length, and sold with **NO ONWARD CHAIN.**

- Two/Three Bedrooms
- Modern style Shower Room
- Modern style Kitchen
- Gas central heating; UPVC double glazing
- Beautiful Southerly facing rear garden
- Garage and off street parking

Successfully selling property since  
1948.



**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



**Reception Hall:** Meter cupboard, Airing cupboard, Stairs to the first floor, Wood effect laminate flooring, UPVC double glazed door and window, Radiator.

**Lounge:** 14'10" x 10'11" (4.52 m x 3.33 m) Feature fireplace, TV point, Coved ceiling, UPVC double glazed window, Radiator. Glazed doors to:-

**Sitting Room/Bedroom:** 11'10" x 10'11" (3.61 m x 3.33 m) TV point, UPVC double glazed patio doors, Radiator.

**Kitchen:** 10'10" x 8'5" (3.30 m x 2.57 m) Modern style wall and base units with complementary worktops, Single drainer stainless steel sink with mixer tap, Double oven and hob with extractor, Plumbed for washing machine, Integrated fridge and freezer, UPVC double glazed window and door to rear garden, Radiator.

**Shower Room:** Three piece comprising; Step in shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls, UPVC double glazed window, Heated towel rail radiator.



#### First Floor:

##### Landing:

**Bedroom 2:** 12'1" x 11'0" (3.68 m x 3.35 m) Fitted wardrobes, Built in storage cupboard, UPVC double glazed window, Radiator.

**En-Suite:** Low flush WC, Pedestal wash basin, Wood effect laminate flooring, Extractor fan.

**Bedroom 3:** 10'10" x 10'8" (3.30 m x 3.25 m) Eaves storage, UPVC double glazed window, Radiator.



##### Outside:

**Front:** Laid to lawn with flower borders.

**Rear:** A southerly facing rear garden around 60' in length, Mainly laid to lawn with paved patio areas, Borders containing trees and shrubs.

**Parking:** Garage and off street parking.



**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)



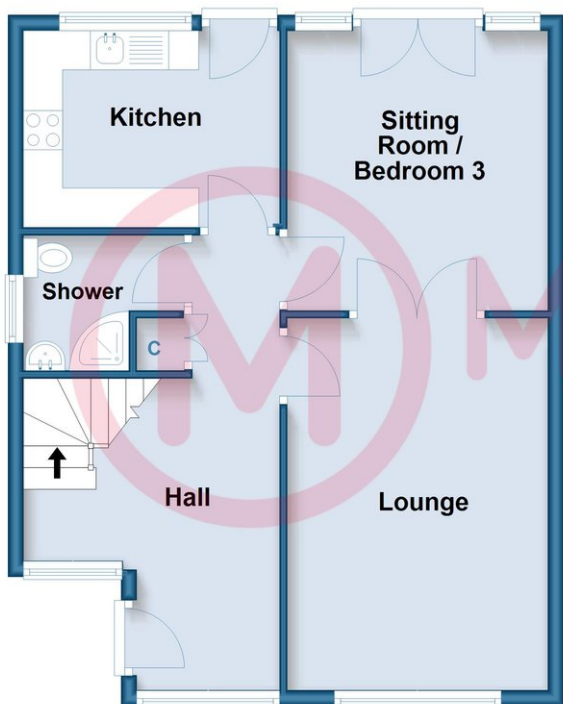
**Directions:** From our office on Red Bank Road proceed inland along Red Bank Road, at the roundabout turn left into Devonshire Road and Digham Avenue is the third on the right.

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		72
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**Ground Floor**



**First Floor**



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Plan produced using PlanUp.

**Digham Avenue**

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