



**41 Pierston Avenue, Bispham,  
Blackpool, FY2 9UX**

**£174,950**

**A Traditional Style Semi Detached, in an ever popular location. Really nicely proportioned, with three Bedrooms, two separate Reception Rooms PLUS a Dining Kitchen which is over 19' in length, 41 also boasts a WESTERLY FACING rear Garden over 50' in length. The property is ready to walk into, whilst still offering that 'blank canvas' for you to really make your own, and sold with NO ONWARD CHAIN.**

- Two Reception Rooms
- Dining Kitchen - over 19'
- Three Bedrooms
- Shower Room
- UPVC Double glazing
- Gas central heating
- Gardens - over 50' Westerly facing to the rear
- Off street parking to the front

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1948.**



**McDonald**

Estate Agents

**Fylde Coast Property Hub**

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**Hall:** Understairs storage, Meter cupboard, UPVC double glazed door, Radiator

**Lounge:** 12'5" x 11'0" (3.78 m x 3.35 m) Fireplace, Coving, TV point, UPVC double glazed bay window, Radiator.

**Second Lounge:** 13'4" x 11'0" (4.06 m x 3.35 m) Fireplace with living flame gas fire, TV point, UPVC double glazed window, Radiator

**Dining Kitchen:** 19'10" x 6'8" (6.05 m x 2.03 m) Wall and base cupboard units with complementary work surfaces, Single drainer sink with mixer tap, Plumbing for washing machine, Gas cooker with extractor over, UPVC double glazed windows and door, Radiator

**First Floor:**

**Landing:** UPVC double glazed window

**Bedroom 1:** 12'5" x 10'0" (3.78 m x 3.05 m) Built in wardrobes, UPVC double glazed bay window, Radiator

**Bedroom 2:** 13'4" x 10'0" (4.06 m x 3.05 m) Built in wardrobes, UPVC double glazed window, Radiator

**Bedroom 3:** 7'0" x 6'8" (2.13 m x 2.03 m) UPVC double glazed window, Radiator

**Shower Room:** Wetroom style comprising, Shower area, Pedestal wash basin, Low flush WC, Built in cupboard, UPVC double glazed window, radiator

**Outside:**

**Front:** Mainly block paved

**Rear:** An impressive Westerly facing rear garden over 50', Mainly paved, Established shrub borders

**Parking:** Off street parking to the 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 C - £2126.41 for 2025/6



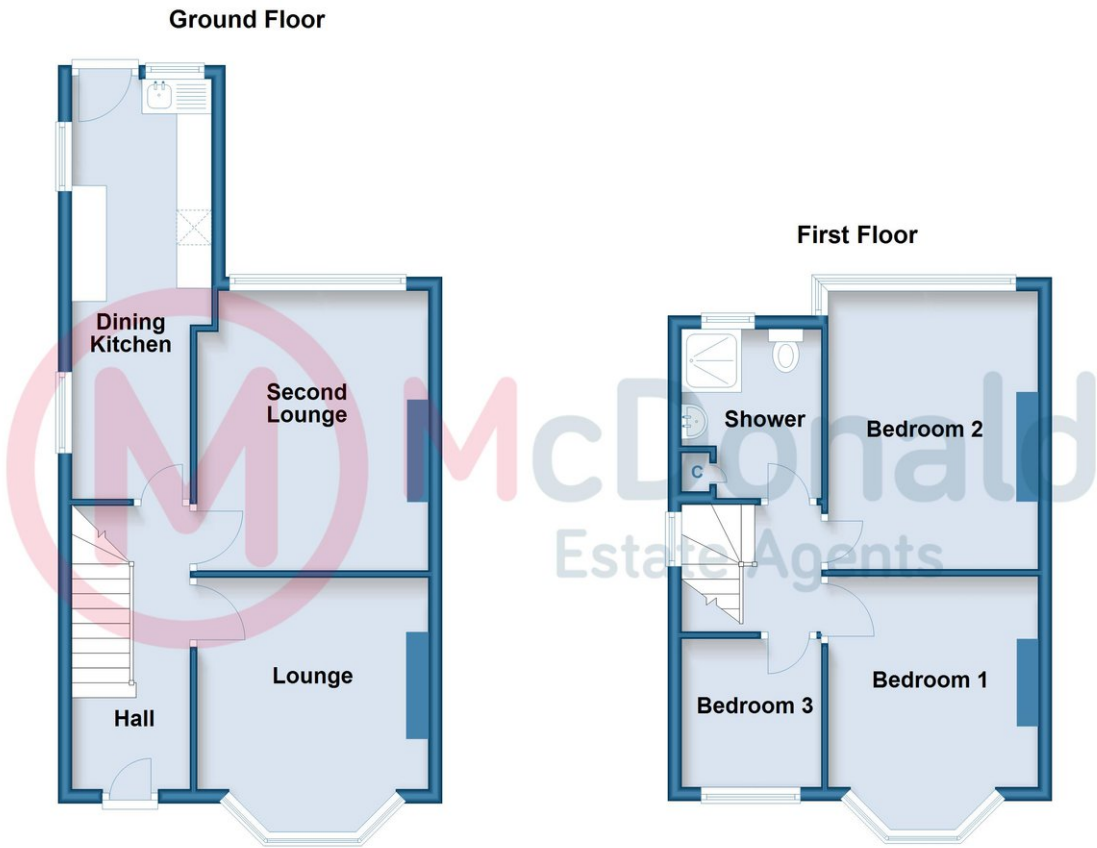


**Directions:** From our office on Red bank Road travel inland, at the roundabout take the fourth exit into Devonshire Road, after passing North Shore Golf Course, take the first right into Shaftesbury Avenue. Pierston Avenue is the first road on the left.

**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		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Pierston Avenue

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