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## 30 Hanover Crescent, Bispham FY2 9DL

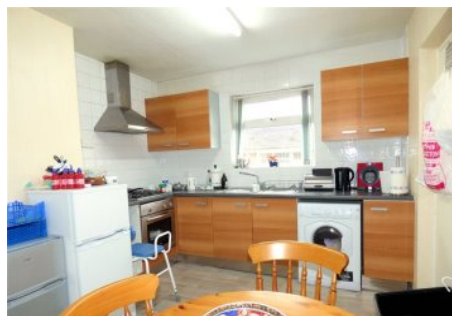
To book your viewing telephone  
McDonald Estate Agents.

Day/Date:

Time:

### £145,000

A Semi Detached True Bungalow with two double Bedrooms, Sun Lounge and Westerly facing rear garden. Situated in a much sought after residential location, with UPVC double glazing and gas central heating the property is also sold with **NO ONWARD CHAIN.**



- Lounge; Dining kitchen
- Two double bedrooms
- Recently installed 'Wet Room'
- UPVC double glazing; Gas central heating
- Westerly facing rear garden
- Garage

**Vestibule:** UPVC double glazed door.

**Hall:** Airing cupboard housing gas central heating boiler, Radiator.

**Lounge:** 13'9" x 13'10" (4.2m x 4.22m)

Lovely feature fireplace with living flame style electric fire, TV point, UPVC double glazed bay window, Radiator.

**Successfully selling property since 1948.**

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**Dining Kitchen:** 12'5" x 10'3" (3.78m x 3.12m)  
 Wall and base cupboard units with complementary roll edge worktops, Integrated stainless steel finish oven and hob, Single drainer stainless steel sink with mixer tap, Part tiled walls, Two UPVC double glazed windows, Radiator.

**Sun Lounge:** 11'2" x 6'7" (3.4m x 2m)  
 UPVC double glazed windows.

**Bedroom 1:** 11'6" x 11'1" (3.5m x 3.38m)  
 Built in wardrobe, Coved ceiling, Three UPVC double glazed windows, Radiator.

**Bedroom 2:** 12' x 10' (3.66m x 3.05m)  
 Built in wardrobes, UPVC double glazed window, Radiator.

**Shower Room:** Recently fitted 'Wet Room' comprising; Shower, Pedestal wash basin, Low flush WC. Tiled walls, Two UPVC double glazed windows, Radiator.

**Outside**

**Front:** Mainly gravelled.

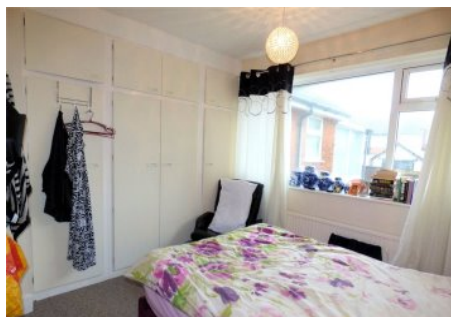
**Rear:** Westerly facing rear garden, Mainly flagged for ease of maintenance with flower borders.

**Parking:** Detached brick garage with light, power and electric up and over door, Accessed via a private drive.

**Heating:** Gas central heating (NOT TESTED).

**Directions:** From our Bispham Office on Red Bank Road, proceed inland and take the fifth left into Norcliffe Road, first right into Rivington Avenue, first left into Everest Drive and finally second left into Hanover Crescent.

**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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Are YOU thinking of selling?**  
**Call McDonald Estate Agents NOW, for your**  
**FREE market appraisal.**

