



75 Briarwood Drive, Bispham,  
Blackpool, FY2 0DS

**£119,950**

This Fielding built End Terrace Home (end of four) is ready to walk into, yet still offers a blank canvas just waiting for you to make your own. A great First Time Buy, sold with NO ONWARD CHAIN.

- Lounge; Dining Room
- Kitchen
- Modern Bathroom.
- Three Bedrooms
- Gas central heating; UPVC double glazing
- Gardens
- Private drive with Garage space



**McDonald**  
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**Hall:** Meter cupboard, UPVC double glazed door, Radiator.

**Lounge:** 12'2" x 10'2" (3.71 m x 3.10 m) Feature fireplace with a living flame gas fire, TV point, UPVC double glazed bay window, Radiator.  
Open to:-

**Dining Room:** 9'2" x 7'9" (2.79 m x 2.36 m) Double glazed window, Radiator.

**Kitchen:** 9'2" x 8'2" (2.79 m x 2.49 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink, Electric cooker point, Plumbed for washing machine, UPVC double glazed window and door, Radiator.

### First Floor:

**Landing:** Airing cupboard housing gas central heating boiler, UPVC double glazed window.

**Bedroom 1:** 12'2" x 10'0" (3.71 m x 3.05 m) UPVC double glazed bay window, Radiator.

**Bedroom 2:** 10'0" x 9'2" (3.05 m x 2.79 m) UPVC double glazed bay window, Radiator.

**Bedroom 3:** 6'11" x 6'1" (2.11 m x 1.85 m) Fitted cupboard, UPVC double glazed bay window, Radiator.

**Bathroom:** Modern three piece suite comprising; Low flush WC, Pedestal wash basin, Panelled bath with shower attachment, Part tiled walls, UPVC double glazed window, Towel heater radiator.



### Outside:

**Front:** Laid to concrete.

**Rear:** Mainly laid to lawn and concrete.

**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 £1771.00 (2024/25)

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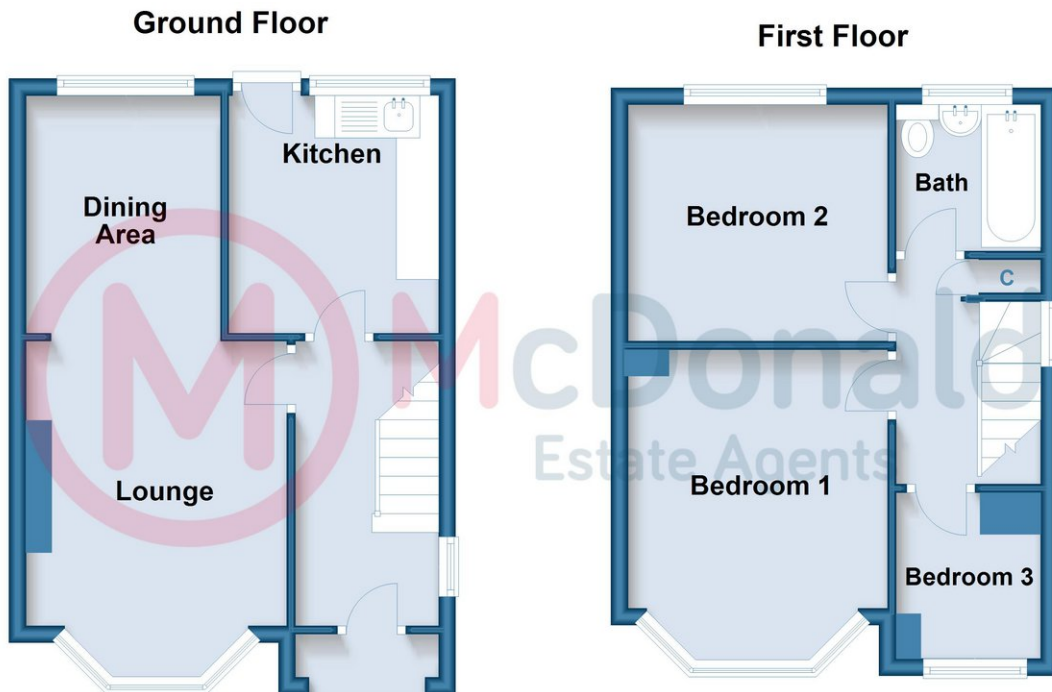


**Directions:** Travel inland along Red Bank Road, continue straight across the roundabout and through the village. At the end turn right into Ashfield Road, Briarwood Drive is the second road on the left.

**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)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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**Briarwood Drive**

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