



10 Glossop Close, Bispham,  
Blackpool, FY2 9DE

**£235,000**

**Semi-detached bungalow, sat on an extensive plot offering fantastic gardens!!**

**This property has been transformed by the current owner over the years and has so much to offer! The ground floor offers open plan living to the rear, with kitchen, dining room and stunning conservatory on looking the gardens. To the front of the home you will find the master bedroom, plus shower room. Heading upstairs, there are two further bedrooms as well as a four piece suite bathroom.**

**Outside, as well as the immense garden is a converted garage which now serves a home office, with it's own shower room. PLUS, summer house at the end of the garden which is now a bar!**

**Viewing is a must to truly appreciate the property on offer here!!**

- Semi-detached bungalow
- Two/three bedrooms
- Open plan living
- Conservatory

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- **Converted garage with shower room**
- **Summer house/bar**
- **Extensive gardens**
- **Cul-de-sac location**



**Porch:** Composite front door, Tiled floor, UPVC double glazed window.

**Hall:** Meter cupboard, Stairs to first floor, Understairs storage cupboard.

**Lounge/Bedroom 1:** 15'7" x 10'0" (4.75 m x 3.05 m) Fitted wardrobes, UPVC double glazed window, Radiator.



**Dining Room:** 12'6" x 10'10" (3.81 m x 3.30 m) Wall lights, Wood flooring, Vertical radiator. Open to:-

**Kitchen:** 11'5" x 8'2" (3.48 m x 2.49 m) Fitted wall and base cupboard units with complementary worktops, Composite sink and drainer, Integrated gas hob with extractor over, Integrated eye level oven, Integrated fridge & freezer, Integrated dishwasher, Plumbed for washing machine, Tiled walls, Under unit lighting, Wood flooring, UPVC double glazed window.



**Lounge/Conservatory:** 12'5" x 11'4" (3.78 m x 3.45 m) With solid roof, Wood flooring, UPVC double glazed windows and door to the side and rear, Radiator.

**Shower Room:** Vanity unit with wash basin and low flush WC, Walk in shower unit, UPVC double glazed window, Radiator.

#### **First Floor:**

**Landing:** Loft access via fitted loft ladder.

**Bedroom 2:** 10'11" x 10'9" (3.33 m x 3.28 m) Wall lights, UPVC double glazed windows with panoramic views of the hills, Radiator.



**Bedroom 3:** 11'1" x 11'0" (3.38 m x 3.35 m) (Restricted head room). Exposed beams, Velux window, Under eaves storage, UPVC double glazed window, Radiator.

**Bathroom:** Walk in shower cubicle, Jacuzzi bath with lighting, Low flush WC, Vanity wash basin, Eaves storage, Spotlighting, Velux window.



**Outside:**

**Front:** Laid to concrete providing ample off street parking for multiple vehicles.

**Rear:** Extensive corner plot offering large private rear gardens, Large shed, Greenhouse, Laid to lawn with flower beds, Trees and shrubs. Patio area, Decked area, Fish pond.

**Garage:** Converted brick built garage.

**Double bedroom / Office:** 14'7" x 8'0" (4.44 m x 2.44 m) Window to side overlooking the garden, fitted wardrobes, Laminate flooring.

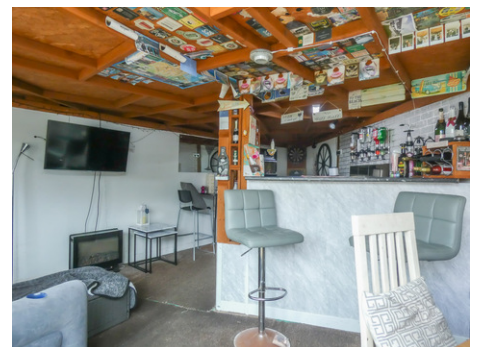
**Shower Room:** UPVC double glazed window to side, Shower cubicle, Low flush WC, Wash basin.

**Bar:** Bespoke built bar with shelving, Electric heater.

**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 £2024.00 (2024/25)



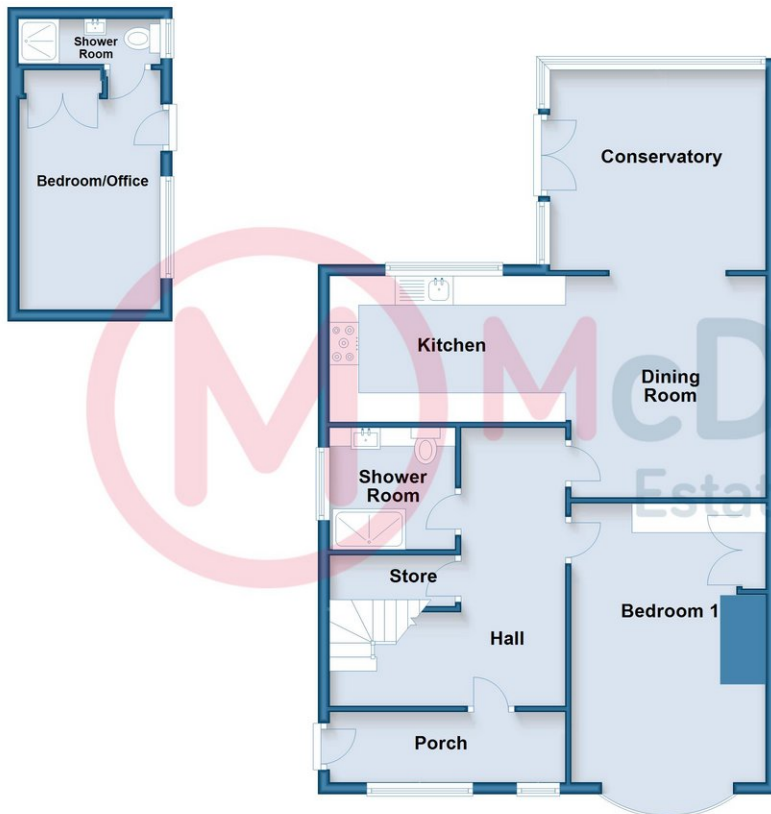
**Directions:** Take Red Bank Road and proceed inland, at the roundabouts turn left into Devonshire Road. Take your second left into Crawford Avenue, first right into Boston Avenue, first left into Falkirk Avenue and Glossop Avenue can be found on your right.

**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.

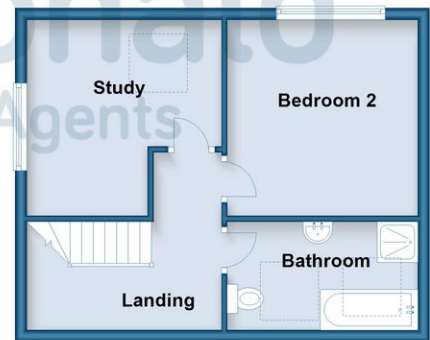
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

| 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> |         | 78        |
| (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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