



319 Bispham Road, Bispham,
FY2 0LS

£136,950

***** SPACIOUS HOME WITH GARAGE AND PARKING *****

This mid garden terraced house is located within just 0.4 miles of Bispham VILLAGE and has a kitchen almost 14ft long, that all important THIRD bedroom and sunnier WEST facing rear gardens with a bespoke built 'summer house', which then leads out to a SECOND PLOT containing the invaluable GARAGE with additional parking.

- THREE bedrooms
- Two SEPARATE reception rooms
- Fitted kitchen
- SPACIOUS bathroom
- WEST facing rear
- SECOND plot
- Garage / Parking



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Vestibule: Meter cupboard, UPVC double glazed window and door.

Hall: Understairs storage, Radiator.

Lounge: 16'4" x 11'0" (4.98 m x 3.35 m) Fireplace with polished wood fire surround and marble inset and hearth with electric fire, UPVC double glazed bay window, Radiator.

Dining Room: 10'4" x 8'6" (3.15 m x 2.59 m) UPVC double glazed window and patio door to rear garden.

Kitchen: 13'9" x 8'3" (4.19 m x 2.51 m) Fitted wall and base cupboard units with complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Part tiled walls, Built in storage cupboard, Radiator. Free standing cooker available subject to negotiation.

First Floor:

Landing:

Bedroom 1: 14'11" x 10'0" (4.55 m x 3.05 m) Built in wardrobes, UPVC double glazed bay window, Radiator.

Bedroom 2: UPVC double glazed window, Radiator.

Bedroom 3: 7'2" x 6'11" (2.18 m x 2.11 m) UPVC double glazed window, Radiator.

Bathroom: Spacious bathroom comprising; Panelled bath with shower attachment, Pedestal wash basin, Low flush WC, Built in storage cupboard also housing combi gas central heating boiler, Part tiled walls, UPVC double glazed window.

Outside:

Front: Lawned with beds and borders.

Rear Garden: Westerly facing, Paved path, Stone gravelled, Raised area with timber summerhouse with power.

Garage: Double concrete sectional garage, additional paved garden area.

Heating: Gas central heating (Baxi boiler installed 2021 with a 10 year guarantee and last serviced Sept 23 - copy documents and certification available for review).

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)

Additional Information: Roof / There is a small flat roof area to the rear elevation which was replaced in Sept 22 and has a 25 year guarantee (copy available)



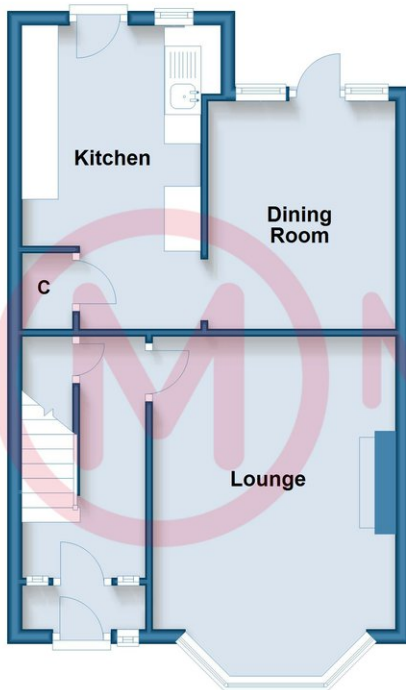
Directions: Take Red Bank Road and proceed inland, and at the roundabout take the third exit into Bispham Road, the property can be found further down on the right hand side.

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		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Plan produced using PlanUp.

Bispham Road

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