



71 Bispham Road, Carleton,
Poulton Le Fylde, FY6 7PL

£299,950

This family home benefits from a wrap around extension making the Ground Floor accommodation unrecognisable from its original self. It now boasts a **MAGNIFICENT** open plan Living Kitchen which is over 20', yet still retains a cosy separate Lounge, plus there is a fourth Bedroom, Shower Room, Utility and a Study. To the first floor are three further Bedrooms and modern Family Bathroom, **PLUS** there is a Loft/Hobby room.... and don't even get us started on the stunning Garden Room !!. Needs to be seen. **NO CHAIN!**

- Lounge
- Stunning Modern Living Kitchen - over 20'
- Study; Utility
- FOUR Bedrooms - one to ground floor
- Loft/Hobby room
- Gardens - with a stunning leisure room
- Open aspects to the front
- NO CHAIN

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Porch: UPVC double glazed door.

Hall: Radiator.

Lounge: 14'5" x 11'3" (4.39 m x 3.43 m) Feature fireplace with inset gas burner stove, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Dining Kitchen: 20'9" x 17'2" (6.32 m x 5.23 m) Stunning range of wall and base cupboard units with complementary worktops and matching island, Two Neff integrated hide and slide ovens, Five burner hob with extractor over, Plumbed for dishwasher, Ceramic sink with mixer tap, Recessed lighting, TV point, UPVC double glazed patio doors and window, Walk in pantry, Velux window, Radiator.

Utility: Built in storage, Plumbed for washing machine, Velux window.

Bedroom 4: 14'7" x 6'10" (4.44 m x 2.08 m) TV point, Double glazed Velux window.

Shower Room: Modern style three piece shower room comprising; Large walk in shower, Vanity wash basin, Low flush WC, Extractor, Towel heater radiator.

Study: 9'3" x 6'10" (2.82 m x 2.08 m) UPVC double glazed window.

First Floor:

Landing: Staircase to the loft/hobby room, UPVC double glazed window.

Bedroom 1: 14'5" x 10'1" (4.39 m x 3.07 m) TV point, UPVC double glazed bay window, Radiator.

Bedroom 2: 10'1" x 10'0" (3.07 m x 3.05 m) Built in storage, TV point, UPVC double glazed window.

Bedroom 3: 8'3" x 7'3" (2.51 m x 2.21 m) UPVC double glazed window, Radiator.

Bathroom: Modern style four piece bathroom comprising; Roll top bath with central taps, Walk in shower, Vanity wash basin, Low flush WC, Tiled walls and floor, Extractor, Recessed lighting, UPVC double glazed windows, Towel heater radiator.

Loft/Hobby Room: 18'5" x 12'10" (5.61 m x 3.91 m) Two Velux windows, Radiator.

Outside:

Front: Laid to block paving with a decorative gravel area.

Rear: Laid to artificial lawn with decking borders.

Summerhouse: Wall heater, TV point, Double glazed bi-fold doors.

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 - D £2227.73 (2024/25)



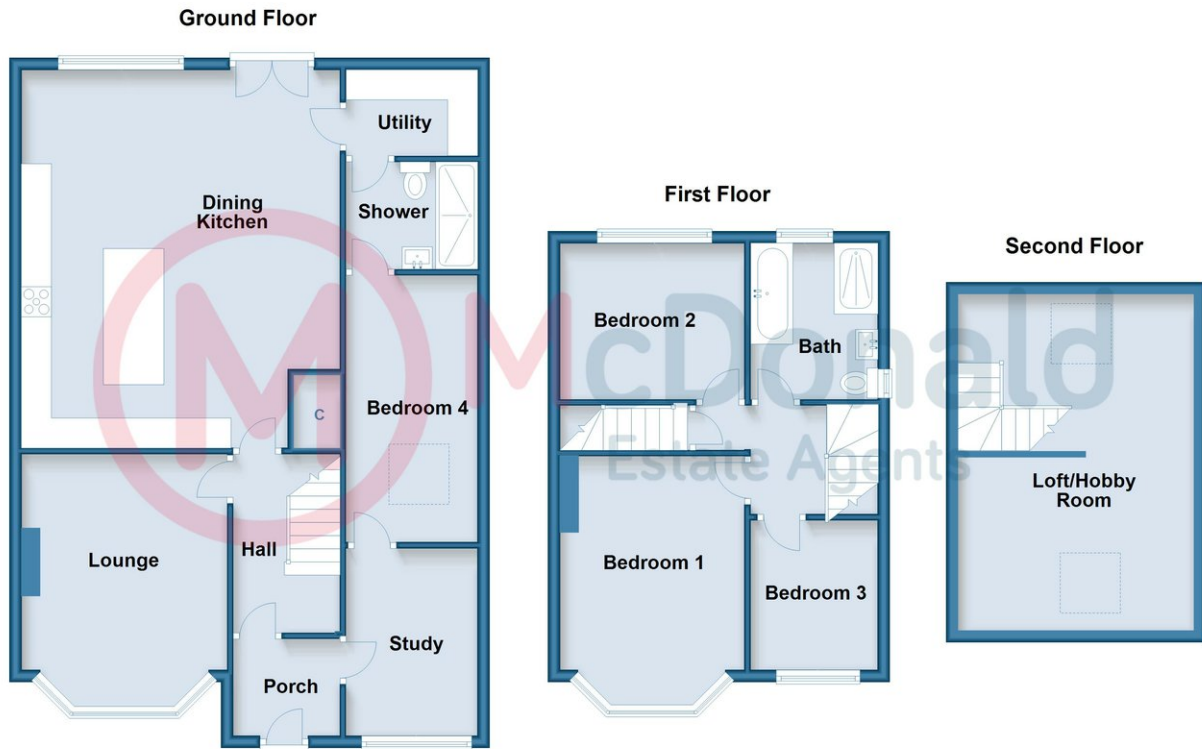
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Directions: Leave Poulton centre in a Northerly direction along Tithebarn Street (which continues into Poulton Road). At the traffic lights continue over into Bispham Road. 71 is some way along on the right hand side.

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		
(69-80)	C	70	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Bispham Road

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