



1 Ashfield Road, Bispham, Blackpool,  
FY2 0DH

**£164,950**

This Semi Detached home has been impressively **EXTENDED** to the rear, and now provides an additional Reception room measuring over 18' PLUS a Ground floor Bedroom with an en-suite - **PERFECT** for a Granny/Teenager Annexe, or for someone with mobility issues and requiring single floor living - check out the floorplan and see how this versatile accommodation could suit your needs.

- Two Reception rooms
- Breakfast Kitchen - over 16'
- FOUR Bedrooms - one to the Ground Floor
- Two Bathrooms
- Loft/hobby room
- Gardens - Westerly facing to the rear
- Off street parking

Successfully selling property since  
1948.



**McDonald**  
Estate Agents

**Fylde Coast Property Hub**

81-83 Red Bank Road, Bispham, FY2 9HZ  
01253 398 498



sales@mcdonaldproperty.co.uk  
www.mcdonaldproperty.co.uk



**Porch:** Tiled walls, UPVC double glazed door, UPVC double glazed window.

**Hall:** Meter cupboard, Vertical radiator.

**Lounge:** 14'4" x 12'10" (4.37 m x 3.91 m) Feature media wall with inset 'True Flame' remote fire, Wood effect laminate flooring, UPVC double glazed window, Radiator. Double doors to:-

**Kitchen:** 16'1" x 8'5" (4.90 m x 2.57 m) Fitted wall and base cupboard units, Inset sink, Built in oven and hob with extractor, Plumbed for dishwasher and washing machine, Built in storage cupboard and boiler, Tiled walls.

**Dining Room:** 18'10" x 7'2" (5.74 m x 2.18 m) Coved ceiling, Laminate flooring, UPVC double glazed windows, UPVC double glazed doors, Radiator.

**Bedroom 4:** 10'7" x 10'8" (3.23 m x 3.25 m) Fitted wardrobes and built in storage cupboard, Coving, UPVC double glazed window, Radiator.

**En-Suite:** Panelled bath with shower over, Low flush WC, Vanity unit with wash basin, UPVC double glazed window, Towel heater radiator.

**First Floor:**

**Landing:** Coving, UPVC double glazed window, Radiator.

**Bedroom 1:** 12'11" x 8'10" (3.94 m x 2.69 m) Fitted wardrobes, Loft access, UPVC double glazed window, Radiator.

**Bedroom 2:** 10'2" x 9'1" (3.10 m x 2.77 m) Fitted wardrobes, UPVC double glazed window, Radiator.

**Bedroom 3:** 10'0" x 7'0" (3.05 m x 2.13 m) Fitted wardrobes, UPVC double glazed window, Radiator.

**Bathroom:** Modern style three piece suite comprising; Panelled bath with shower over, Low flush WC, Vanity unit with wash basin, UPVC double glazed window, Radiator.

**Loft/Hobby Room:** 11'5" x 10'0" (3.48 m x 3.05 m) Double glazed skylight, Ladder access from bedroom 2.

**Outside:**

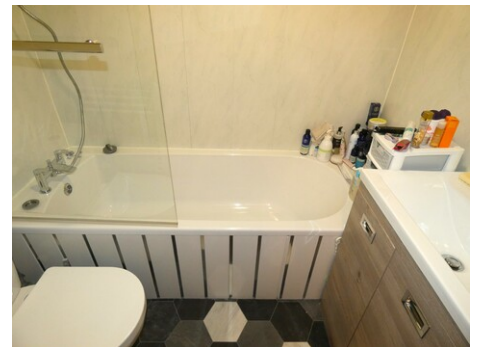
**Front:** Block paved.

**Rear:** Westerly facing, mainly gravelled.

**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)





**Directions:** From our office on Red Bank Road proceed inland, continue over the roundabout through the village and over the mini roundabout into Ingthorpe Avenue. At the end turn right into Ashfield Road.

**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
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		60
(39-54)	<b>E</b>	40	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

1 Ashfield Road

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

