



85 Briarwood Drive, Bispham,  
Blackpool, FY2 0DS

**£219,950**

This **DETACHED** Family home has been **EXTENDED** beyond all recognition of its original self - to the rear to provide a **Breakfast Kitchen** measuring over 17', to the **Ground Floor** side giving a **Bedroom** and five piece **Bathroom** (absolutely perfect for a dependent relative, or as a teenager suite), and also into the roof space to give a **Loft/Hobby room** ..... Immaculately presented throughout, needs viewing to appreciate !

- **Two Reception Rooms**
- **Breakfast Kitchen - over 17'**
- **Three Bedrooms - one to the Ground Floor**
- **Two Bathrooms**
- **Gardens to three sides**
- **Off street Parking and possible Garage Space**

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**Hall:** UPVC double glazed door, Meter cupboards, Understairs storage cupboard, Radiator.

**Lounge:** 12'0" x 11'3" (3.66 m x 3.43 m) TV point, Coved ceiling, UPVC double glazed windows, Radiator.

**Dining Room:** 17'2" x 9'2" (5.23 m x 2.79 m) Coved ceiling, Laminate flooring, TV point, UPVC double glazed window, Radiator.

**Breakfast Kitchen:** 17'2" x 9'2" (5.23 m x 2.79 m) Fitted wall and base cupboard units with complementary roll edge worktops and matching breakfast bar, One and a half bowl single drainer stainless steel sink with mixer tap, Built in double oven and hob with extractor over, Integrated fridge and freezer, TV point, UPVC double glazed window, UPVC double glazed French doors to rear garden, Radiator.

**Ground Floor Bathroom:** 13'7" x 8'0" (4.14 m x 2.44 m) Five piece bathroom comprising; Corner panelled bath, Corner shower unit, Pedestal wash basin, Low flush WC, Bidet, Part tiled walls, Inset lighting, Plumbed for washing machine, Two UPVC double glazed windows, Radiator. Door to:-

**Ground Floor Bedroom:** 15'7" x 7'10" (4.75 m x 2.39 m) TV point, UPVC double glazed window, Radiator.

**First Floor:**

**Landing:** UPVC Double glazed window.

**Bedroom 1:** 12'0" x 10'0" (3.66 m x 3.05 m) Range of built in mirror fronted wardrobes, UPVC double glazed window, Radiator.

**Bedroom 2:** 11'1" x 9'2" (3.38 m x 2.79 m) TV point, UPVC double glazed window, Radiator.

**Office/Study:** 7'0" x 7'1" (2.13 m x 2.16 m) Staircase to loft room, UPVC double glazed window, Radiator.

**Bathroom:** Modern three piece suite comprising; 'L' shaped bath with shower over, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Radiator.

**Loft / Hobby Room:** 14'2" x 10'4" (4.32 m x 3.15 m) (Maximum head height 6'1") Under eaves storage, UPVC double glazed window, Double glazed Velux roof window, Built in cupboard housing gas central heating boiler.



**Outside:**

**Front and Side:** Laid to lawn with tree, flower and shrub borders, Timber deck area.

**Rear:** Paved with flower borders, Pebbled patio area, Two concrete sectional -Garage sized - storage sheds with power and light connected.

**Parking:** Driveway to the front of the property and possible Garage space to the rear.

**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)

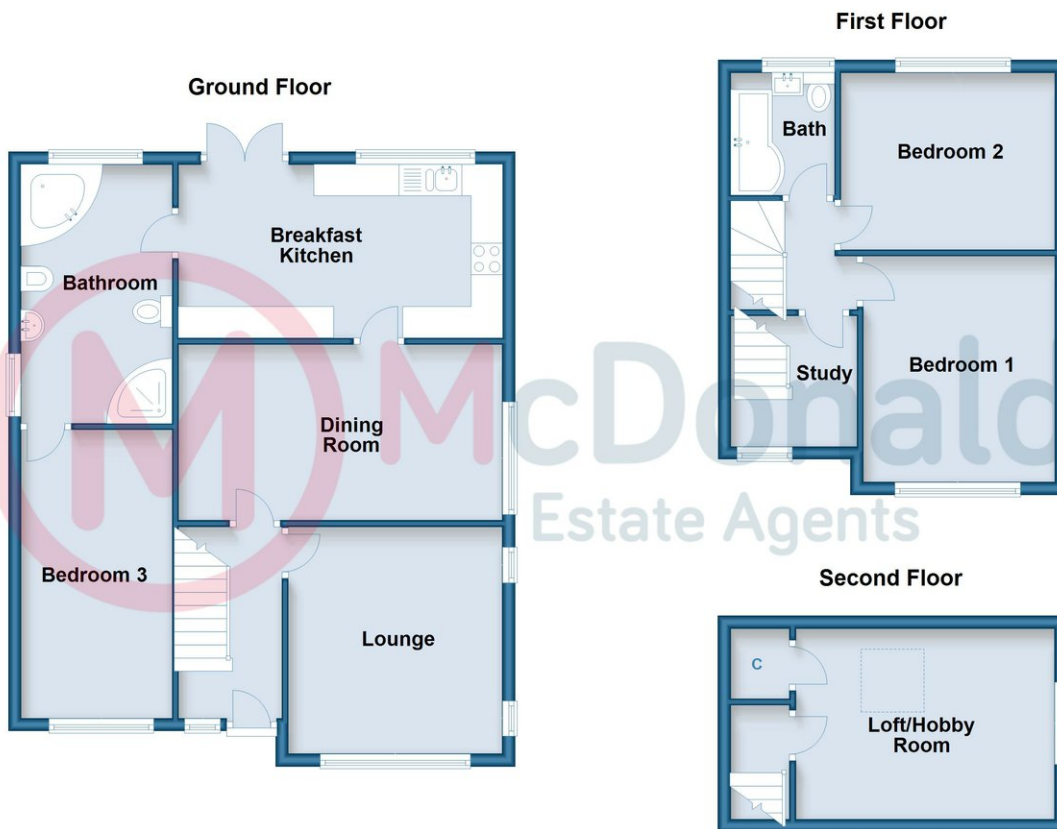


**Directions:** Travel inland along Red Bank Road, continue straight across the roundabout and through the village. At the end turn right into Ashfield Road, Briarwood Drive is the second road on the left.

**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>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(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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