



139 Holmfield Road, Bispham,  
Blackpool, FY2 9RD

**£209,950**

This Double Fronted Family Home has been **TRANSFORMED** over the years by the current owners, and offers beautifully proportioned living. The Lounge, stunning Dining Kitchen and Master Bedroom are all over 20' in length, there is a modern four piece Bathroom to complement the further two Bedrooms and all the accommodation is presented with a contemporary decor style throughout. A great spot, just one road back from the Promenade, and sold with **NO ONWARD CHAIN**.

- Lounge - over 23'
- Stunning modern Dining Kitchen
- Ground Floor WC
- Three Bedrooms
- Modern four piece Bathroom
- Two Outbuildings
- Gardens on three sides

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**Porch:** UPVC double glazed door and windows.

**Hall:** Meter cupboard, Stairs to the first floor with tread lighting, Coved ceiling, Radiator.

**Lounge:** 23'2" x 11'0" (7.06 m x 3.35 m) Fireplace with inset gas fire, TV point, UPVC double glazed bay window, UPVC double glazed window, UPVC double glazed patio doors, Two radiators.

**Dining Kitchen:** 20'0" x 11'10" (6.10 m x 3.61 m) Stunning modern range of wall and base units with complementary work surfaces and matching Island, Sink unit with drainer, Split level oven and hob with extractor, integrated and microwave, Space for freestanding fridge freezer, Plumbed for washing machine and dishwasher, Tiled splash backs, UPVC double glazed windows, Radiator.

**Ground Floor WC:** Low flush WC, Wash basin, UPVC double glazed window, Radiator.



## First Floor:

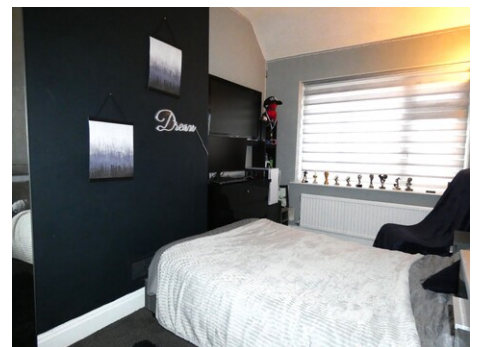
**Landing:** UPVC double glazed window.

**Bedroom 1:** 20'0" x 11'10" (6.10 m x 3.61 m) Range of fitted wardrobes and matching furniture, TV point, UPVC double glazed windows, Radiator.

**Bedroom 2:** UPVC double glazed window, TV point, Radiator.

**Bedroom 3:** 10'7" x 5'11" (3.23 m x 1.80 m) UPVC double glazed window, TV point, Radiator.

**Bathroom:** Modern fitted four piece suite comprising; Walk in shower with glass block screen, Panelled bath with inset waterproof TV, Low flush WC, Vanity wash basin, Tiled walls, Recessed lighting, UPVC double glazed window, Heated towel rail.



**Outside:**

**Front and Side:** Mainly paved.

**Side:** A pretty outside space laid to a combination of paving and artificial lawn, with a covered pergola providing space for a hot tub. Electric car charging point.

**Rear:** Courtyard style patio area.

**Outbuildings:** There are two outbuildings offering fantastic potential to be turned into a games room/garage/workspace etc or just removed to increase garden space.

**Parking:** Off street parking and Garage space

**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)

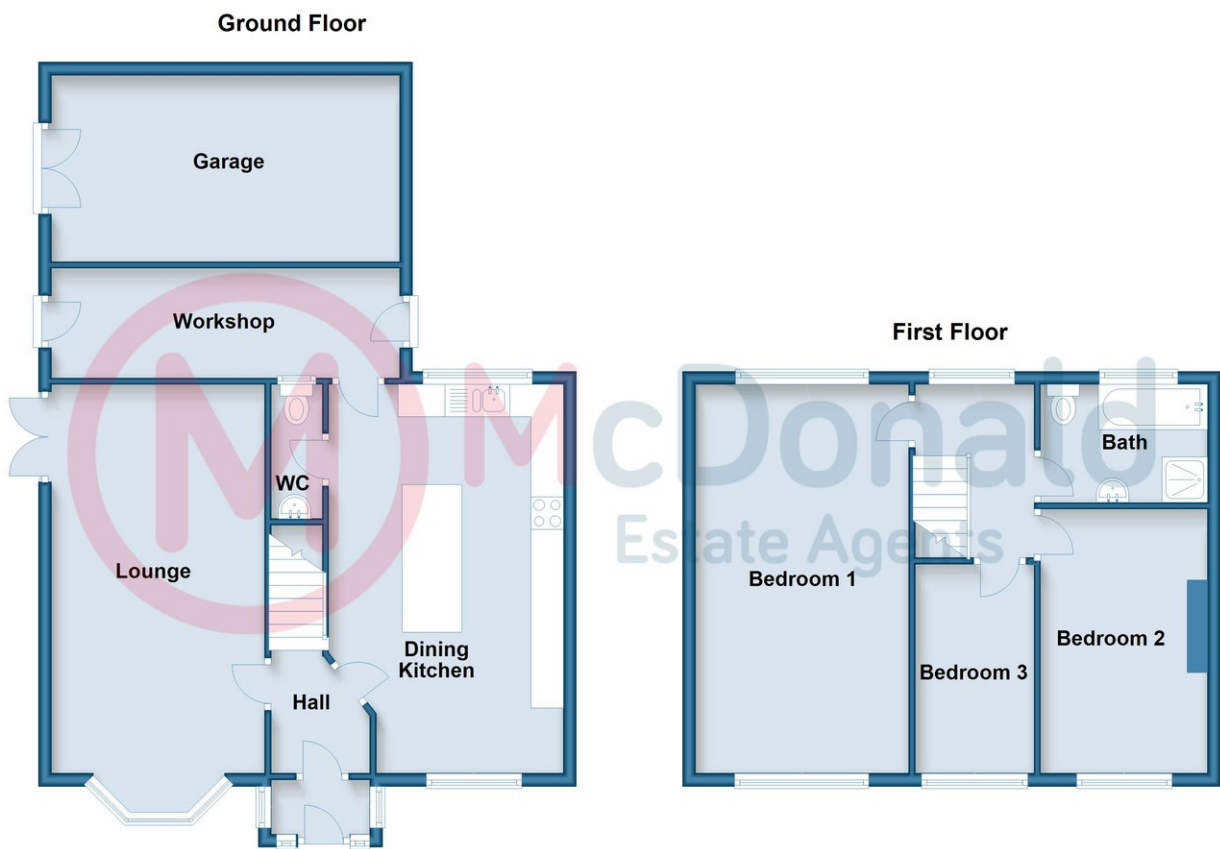


**Directions:** From our Bispham office on Red Bank Road travel straight ahead into Warbreck Drive Holmfield Road is the fourth Road on the right hand side.

**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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>	58	
(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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**Holmfield Road**

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