



7 Honeysuckle Place, Bispham,  
Blackpool, FY2 0PH

**£120,000**

**\*\*\* MODERN 'NEW BUILD' STYLE END MEWS HOUSE NR:  
BISPHAM VILLAGE \*\*\***

This END -MEWS home presents modern living within a small development of similar properties. With two DOUBLE bedrooms, family bathroom, a LARGE lounge at almost 16ft x 13ft and a fitted dining kitchen.

Externally there are gardens and an ALLOCATED parking space.

As the new owner you will become a legal shareholder in the 'community' and this is great for residents control and therefore peace of mind.  
No onward chain.

- Two DOUBLE bedrooms
- LARGE lounge
- Mostly UPVC double glazed
- Gas central heating
- Gardens front and rear
- Allocated 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



**Entrance Porch:** UPVC double glazed window.

**Lounge:** 16'5" x 12'10" (5.00 m x 3.91 m) Fire surround, Coved ceiling, TV point, Two UPVC double glazed windows, Radiator.

**Dining Kitchen:** 12'10" x 9'6" (3.91 m x 2.90 m) Fitted wall and base cupboard units with roll edge worktops, Single drainer sink with mixer tap, Built in oven and hob with extractor hood, Part tiled walls, Tiled floor, UPVC double glazed window and French doors to the rear, Radiator.

**First Floor:**

**Bedroom 1:** 12'6" x 9'2" (3.81 m x 2.79 m) Built in cupboard, Coved ceiling, Two UPVC double glazed windows, Radiator.

**Bedroom 2:** 13'5" x 7'7" (4.09 m x 2.31 m) UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath, Pedestal wash basin, Low flush WC, Part tiled walls, UPVC double glazed window, Radiator.

**Outside:**

**Front:** Open plan front garden.

**Rear:** Paved rear garden.

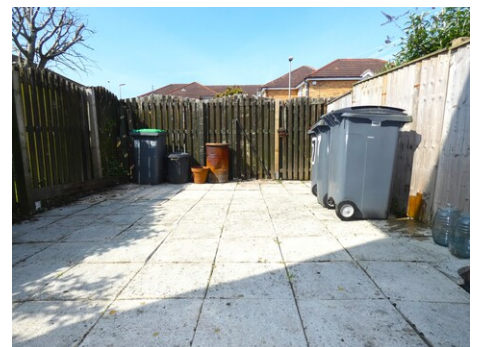
**Parking:** Parking space to the rear.

**Heating:** Gas central heating (NOT TESTED).

**Tenure:** We have been informed that the property is leasehold; remainder of 999 year lease; Ground rent: £75 per annum; Service charge: £250 per annum. All homeowners become a shareholder of the 'community' which entitles a vote on related issues. Prospective purchasers should seek clarification of these points from their Solicitors.

**Council Tax:** Band - B £1771.00 (2024/25)

**Electric:** Tested January 2022 (Electrical Installation Condition Report available to view in the office)



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**Directions:** Take Red Bank Road and proceed inland to the roundabout, travel straight ahead through the village into Ingthorpe Avenue. At the end of the road turn left into Ashfield Road, Honeysuckle Place is the seventh turning on the right.

**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 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		



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**Honeysuckle Place**

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 your FREE market appraisal.

