



13 Argyll Road, Bispham, Blackpool,  
FY2 9TG

**£194,950**

Simply oozing **CHARACTER**, this Quasi Semi Detached (end of four) Home offers well proportioned levels of accommodation, with two separate Reception rooms - each over 15' in length - plus a Breakfast Kitchen to the ground floor, and three **GENEROUS BEDROOMS** and a spacious Bathroom to the first floor. An ever popular residential location, sold with **NO ONWARD CHAIN**

- Character property
- Three good Bedrooms
- Two separate Reception Rooms
- Dining Kitchen
- WESTERLY facing rear Gardens
- GARAGE to rear.



**McDonald**  
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**Vestibule:** UPVC double glazed door.

**Hall:** Coved ceiling, Understairs storage, Radiator.

**Lounge:** 15'5" x 12'10" (4.70 m x 3.90 m) Feature fireplace with an inset living flame gas fire, TV point, Coved ceiling, UPVC double glazed bay window, Radiator.

**Second Lounge:** 16'5" x 13'1" (5.00 m x 4.00 m) Tiled fireplace with inset living flame gas fire, Wood effect laminate flooring, Coved ceiling, TV point, UPVC double glazed window and door, Radiator.

**Breakfast Kitchen:** 12'2" x 10'2" (3.70 m x 3.10 m) Wall and base cupboard units with complementary roll edge worktops, One and a half bowl sink with mixer tap, Split level oven and hob with extractor, Plumbed for washing machine and dishwasher, Two UPVC double glazed windows, UPVC double glazed door, Radiator.

**First Floor:**

**Landing:** Coved ceiling, Sitting alcove.

**Bedroom 1:** 15'9" x 13'5" (4.80 m x 4.10 m) Wardrobes, Coved ceiling, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 16'5" x 10'2" (5.00 m x 3.10 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 13'1" x 5'11" (4.00 m x 1.80 m) UPVC double glazed window, Radiator.

**Bathroom:** Four piece suite comprising; Panelled bath, Step in shower, Pedestal wash basin, Low flush WC, Two UPVC double glazed windows, Towel heater radiator.

**Outside:**

**Front:** Flagged with flower borders.

**Rear:** Westerly facing, Flagged with flower borders and established trees, Brick built storage.

**Parking:** Brick garage accessed from rear.

**Heating:** Gas central heating (Latest gas safety record dated 28th September 2022).

**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)



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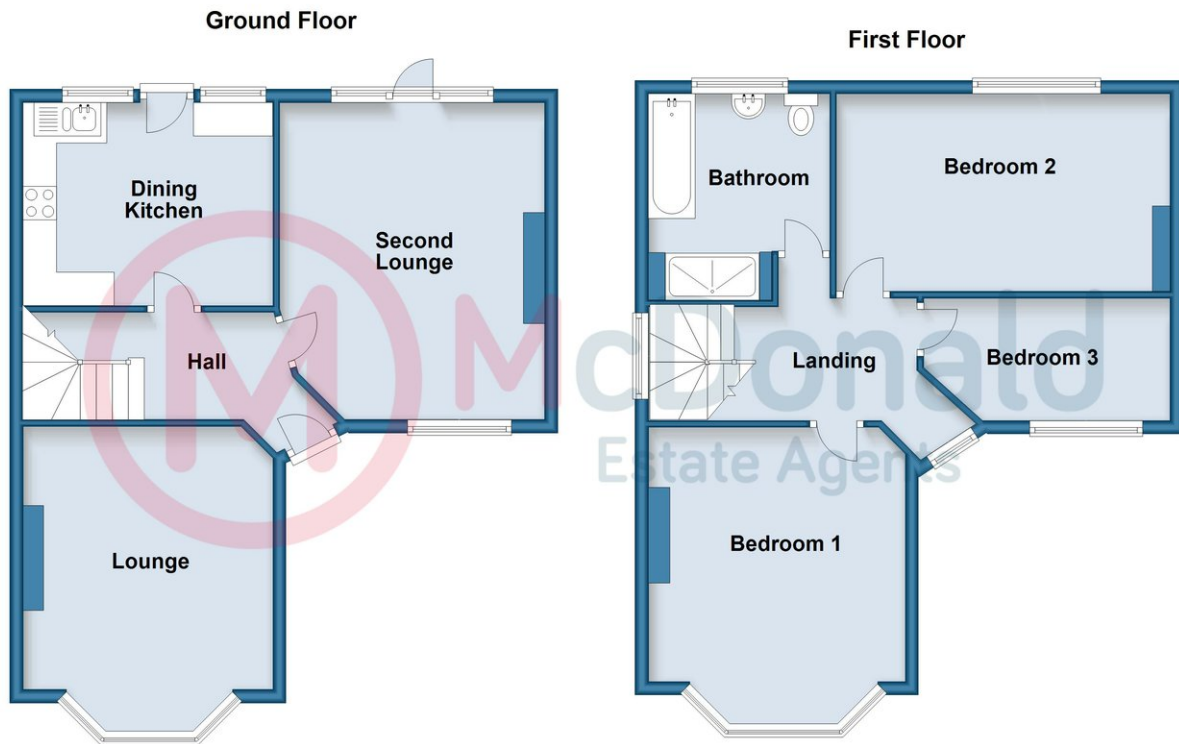


**Directions:** Opposite our Bispham Office on Red Bank Road travel directly south along Warbreck Drive turning seventh left into Shaftesbury Avenue and then second right into Argyll Road.

**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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		68	
(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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**Argyll Road**

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