



**McDonald**

Estate Agents

**Fylde Coast Property Hub**

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138 Holmfield Road, Bispham,  
Blackpool, FY2 9PB

**£139,000**

In a great location just one Road back from the PROMENADE, a superbly proportioned Traditional Style Semi-Detached. Number 138 is well presented, but a 'blank canvass' as it would benefit from modernisation to create that perfect home. Available with **NO ONWARD CHAIN.**

- Lounge; Dining Room; Kitchen
- Three Bedrooms
- Shower Room
- UPVC double glazing
- Gas central heating
- Gardens - WESTERLY facing to the rear



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**Vestibule:** Meter cupboard, UPVC double glazed front door.

**Hall:** Radiator.

**Dining Room:** 17'5" x 11'2" (5.31 m x 3.40 m) Fireplace with inset living flame gas fire, Coved ceiling, Picture rail, TV point, UPVC double glazed bay window, Radiator.

**Lounge:** 18'0" x 10'10" (5.49 m x 3.30 m) Recessed fireplace, Coved ceiling, Picture rail, TV point, Radiator, Glazed doors to :-

**Conservatory:** 11'0" x 7'0" (3.35 m x 2.13 m) UPVC double glazed windows and door.

**Kitchen:** 16'0" x 6'0" (4.88 m x 1.83 m) Wall and base cupboard units with complementary work surfaces, Plumbed for washing machine, Stainless steel sink, Gas cooker point with extractor, UPVC double glazed windows and door, Radiator.

**First Floor:**

**Landing:** UPVC stained glass window.

**Bedroom 1:** 17'5" x 11'2" (5.31 m x 3.40 m) TV point, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 14'0" x 11'7" (4.27 m x 3.53 m) TV point, UPVC double glazed bay window, Radiator.

**Bedroom 3:** 10'3" x 6'0" (3.12 m x 1.83 m) UPVC double glazed window, Radiator.

**Shower Room:** Comprising; Corner shower, Pedestal wash basin, Low flush WC, Tiled walls and floor, Loft access, UPVC stained glass window, Heated towel rail radiator.

**Outside:**

**Front:** Flowerbeds.

**Rear:** Westerly facing rear garden, Mainly paved, Brick built outhouse for storage.

**Parking:** Possible off street parking to the front.

**Heating:** Gas central heating (Boiler under guarantee until 22/11/2024).

**Tenure:** We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - C £1929.73 (2023/24)



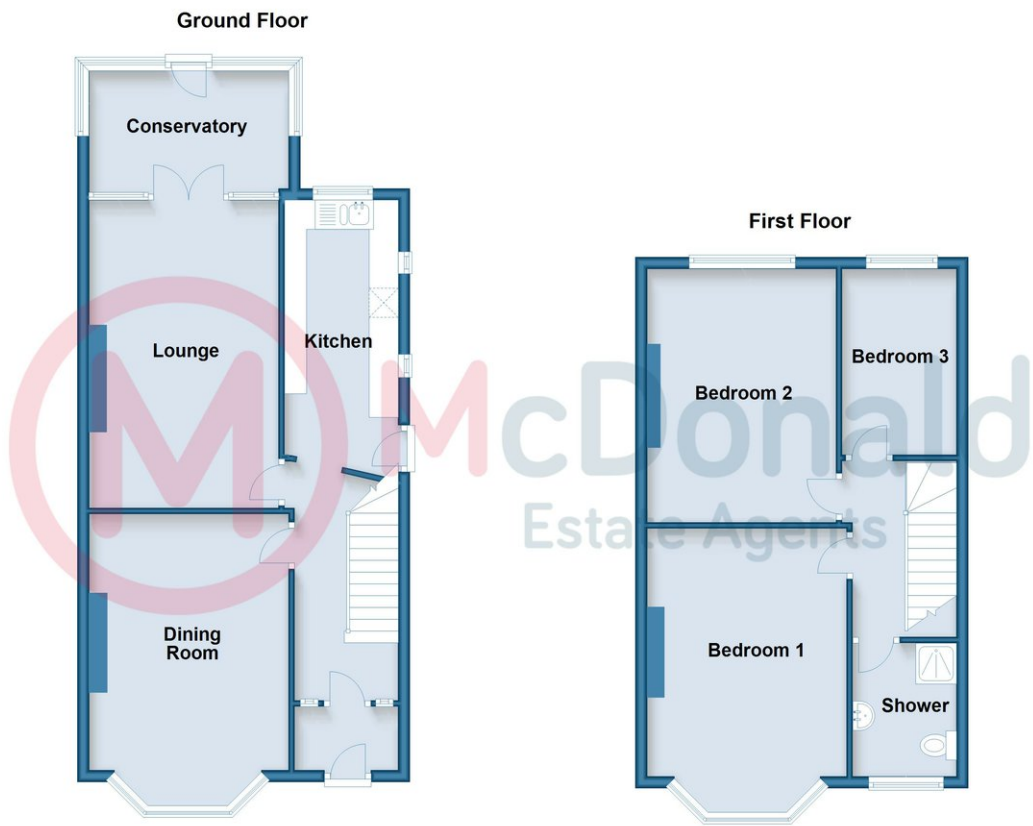


**Directions:** From our office on Red Bank Road proceeding directly opposite onto Warbreck Drive and take the fourth right turning into Holmfield Road.

**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>			78
(55-68) <b>D</b>		63	
(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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