



217 Holmfield Road, Bispham,
Blackpool, FY2 9LJ

£239,950

This imposing family home has been much extended and offers superbly spacious levels of accommodation. To the ground floor are three Reception areas plus a stunning Breakfast Kitchen over 20' in length, whilst to the first and second floors are the FOUR Bedrooms. Immaculately presented throughout, needs to be seen.

- Three Reception Areas
- Modern Breakfast Kitchen
- Modern four piece Bathroom
- Gas central heating; UPVC double glazing
- Gardens- Southerly facing to rear
- Garage - PLUS additional parking

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sales@mcdonaldproperty.co.uk
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Hall: Coved ceiling, UPVC double glazed door, Meter cupboard, Radiator.

WC: Low flush WC with integrated basin, UPVC double glazed window, Radiator.

Lounge: 14'5" x 11'2" (4.39 m x 3.40 m) Recessed living flame gas fire, TV point, Coved ceiling, Recessed low voltage lighting, UPVC double glazed bay window, Radiator.

Second Lounge: 15'9" x 10'10" (4.80 m x 3.30 m) Feature fireplace with composite marble hearth and inset living flame gas fire, Coved ceiling, TV point, Radiator. Open to:-

Dining Room: 8'7" x 8'1" (2.62 m x 2.46 m) Coved ceiling, UPVC double glazed doors to the rear garden, Radiator.

Dining Kitchen: 21'6" x 8'6" (6.55 m x 2.59 m) Stunning range of modern fitted wall and base cupboard units with complementary worktops, Single drainer stainless steel sink with mixer tap, Integrated fridge and freezer, Plumbed for washing machine, Gas cooker point with extractor over, Tiled floor, Low level lighting, UPVC double glazed windows and door, Radiator.

First Floor:

Bedroom 1: 14'5" x 10'10" (4.39 m x 3.30 m) Built in wardrobes, UPVC double glazed bay window, Radiator.

Bedroom 2: 15'7" x 10'10" (4.75 m x 3.30 m) Built in wardrobes, UPVC double glazed window, Radiator.

Bedroom 3: 7'11" x 6'8" (2.41 m x 2.03 m) UPVC double glazed window, Radiator.

Bathroom: Beautiful modern style four piece bathroom comprising; Panelled bath, Walk in shower, Pedestal wash basin, Low flush WC, Tiled walls and floor, Recessed low voltage lighting, Extractor, Contemporary style towel heater radiator, UPVC double glazed window.

Second Floor:

Landing: Built in cupboards.

Bedroom 4: 15'5" x 13'9" (4.70 m x 4.19 m) UPVC double glazed windows, Two radiators.

Outside:

Front: Lawned with established borders.

Rear: Delightful southerly facing mature rear garden, Mainly lawned with a patio area, Established trees and shrubs add to the levels of privacy.

Parking: Brick garage with an electric shutter door, Light and power, Additional parking for several cars.

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)

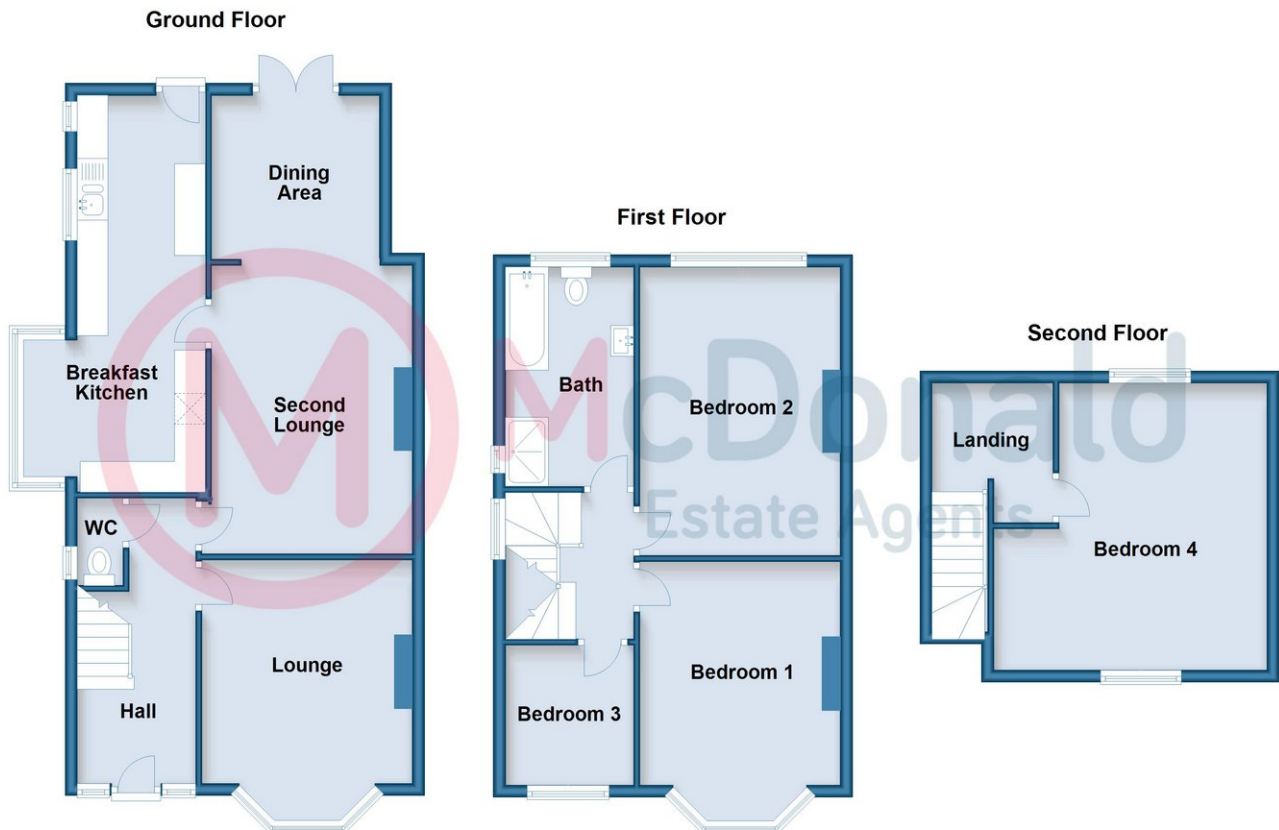


Directions: From our office on Red Bank Road, take Warbreck Drive heading south and turn fourth right onto Holmfield Road.

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)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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