



8 Denebank, All Hallows Road,
Bispham, Blackpool, FY2 0AS

£118,000

This **FIRST FLOOR RETIREMENT APARTMENT** is quietly nestled in a lovely cul-de-sac location yet conveniently situated literally just off All Hallows Road and Bispham Village with all its amenities. If you meet the age 60+ requirement, we would strongly recommend viewing ! **NO ONWARD CHAIN.**

- 60+ age requirement
- Emergency alarm call system
- Private entrance
- Lounge
- Kitchen
- Two Bedrooms
- Shower Room
- Communal gardens
- Residents and visitors parking



McDonald
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Private Entrance: Electric storage heater, Stairs to apartment (Space for stairlift)

Hall: Walk in storage cupboard, Loft access, Electric storage heater, Intercom system.

Lounge: 16'0" x 12'0" (4.88 m x 3.66 m) Electric fire set in a wood surround, TV point, UPVC double glazed window, Electric storage heater.

Kitchen: 10'3" x 6'9" (3.12 m x 2.06 m) Wall and base cupboard units with complementary roll edge work surfaces, Built in oven and hob, Plumbed for washing machine, One and a half bowl sink unit, UPVC double glazed window, Electric fan heater.

Bedroom 1: 12'11" x 11'4" (3.94 m x 3.45 m) Built in wardrobes, UPVC double glazed window, Electric heater.

Bedroom 2: 11'1" x 8'2" (3.38 m x 2.49 m) Fitted wardrobe, UPVC double glazed window, Electric heater.

Shower Room: Three piece suite comprising; Step in shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls, Electric heater.

Outside:

Gardens: Communal gardens to the front and rear comprising, lawns, trees, flower and shrub borders.

Parking: Residents' parking spaces.

Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; £101 per month. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2024.00 (2024/25)



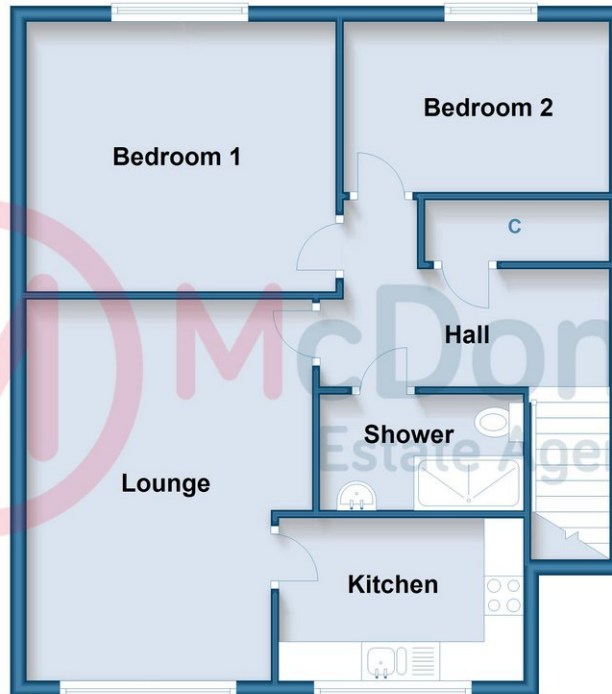
Directions: From our office travel inland along Red Bank Road and continue straight across at the roundabout into Bispham village. Turn left at the mini roundabout into All Hallows Road, Denebank is a short distance along on the right hand side.

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)	A		
(81-91)	B		
(69-80)	C	72	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

First Floor



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Denebank

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