



1 Silverdale, Bispham, Blackpool,
FY2 0DE

£187,500

A Semi Detached Bungalow, lovingly cared for by the previous owner, but still affording bags of potential to make it your own. Tucked away in a quiet, yet still convenient spot, No.1 also boasts the addition of a LARGE 'P' SHAPE CONSERVATORY, and a loft/hobby room, and is sold with NO ONWARD CHAIN.

- Lounge; Kitchen
- Large Conservatory
- Two double Bedrooms; Shower Room
- Loft/hobby room with WC
- UPVC Double glazing
- Gas central heating
- Gardens
- Garage - around 25' in length



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Vestibule: Meter cupboard, UPVC door.

Lounge: 13'1" x 10'10" (4.00 m x 3.30 m) Feature fireplace, Coved ceiling, TV point, UPVC double glazed windows, Radiator.

Inner Hall: Loft access, Built in cupboard.

Kitchen: 10'10" x 8'6" (3.30 m x 2.60 m) Wall and base cupboard units with granite finish worktops, Recessed sink, Split level oven and hob with overhead extractor, Plumbed for dishwasher, UPVC double glazed window and doors to:-



Conservatory: 21'0" x 12'10" (6.40 m x 3.90 m)

Bedroom 1: 12'2" x 10'2" (3.70 m x 3.10 m) Fitted wardrobes and matching furniture, UPVC double glazed window, Radiator.



Bedroom 2: 11'10" x 10'2" (3.60 m x 3.10 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Shower Room: Modern style three piece comprising; Walk in shower, Vanity wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window, Radiator.

Loft/Hobby Room: 17'1" x 11'10" (5.20 m x 3.60 m) Eaves storage, Built in wardrobes, Two double glazed velux windows, Radiator. Staircase access from Kitchen



WC: Low flush WC, Vanity wash basin, UPVC double glazed window, Radiator.

Outside: beautiful well stocked front garden with a variety of flowers, plants and shrubs.

Rear: Mainly paved, Established trees and shrubs.

Parking: Large detached brick garage over 25

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 - B £1771.00 (2024/2025)



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Directions: Travel inland on Red Bank Road to the roundabout and take the second exit onto Ingthorpe Avenue. Proceed to the end and turn left onto Ashfield Road. Turn second left into Fairfax Avenue, first right into Frinton Grove and finally first right into Silverdale.

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>			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			



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Silverdale

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