



36 Ashfield Road, Bispham,
FY2 0DJ

£119,950

***** FAMILY HOME JUST 0.3 MILES FROM LOCAL VILLAGE

This three bedroom home is available CHAIN FREE! Briefly comprising of an entrance hall, cosy lounge, dining room open to the kitchen, bathroom and three bedrooms. The property also boasts a good size, private rear garden, plus garage. Located ideally just 0.3 miles from Bispham Village with its wealth of local shops, bars and amenities, plus just 0.7 miles from Bispham College Campus.

- Semi-Detached
- THREE bedrooms
- Open plan kitchen/dining room
- LARGE rear garden
- Invaluable GARAGE
- Off street parking
- 0.3 miles from Bispham Village
- NO CHAIN!



McDonald
Estate Agents

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Hall: Meter cupboard, UPVC double glazed front door and window.

Lounge: 10'0" x 10'11" (3.05 m x 3.33 m) Wall mounted electric fire, UPVC double glazed bay window, Radiator.

Dining Room: 11'2" x 7'6" (3.40 m x 2.29 m) Understairs storage cupboard, Wall mounted boiler, Dado rail, Laminate flooring, UPVC double glazed window, Radiator. Open to:-

Kitchen: 12'6" x 7'4" (3.81 m x 2.24 m) Fitted wall and base cupboard units with complementary worktops, Stainless steel sink and drainer, Integrated electric oven, Hob with extractor over, Space for fridge freezer, Tiled walls and floor, UPVC double glazed window, and door.



First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 12'5" x 10'7" (3.78 m x 3.23 m) Fitted wardrobe, UPVC double glazed bay window, Radiator.

Bedroom 2: 10'5" x 9'8" (3.17 m x 2.95 m) UPVC double glazed window, Radiator.

Bedroom 3: 6'7" x 5'10" (2.01 m x 1.78 m) UPVC double glazed window, Radiator.

Bathroom: Three piece suite in white comprising; Panelled bath with overhead shower, Pedestal wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window.



Outside:

Front: Concrete driveway, Lawned area with mature plants and shrubs.

Rear: Paved patio area, Mostly laid to lawn.

Garage: Concrete garage, attention/work required.

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 £1688.52 (2023/24)



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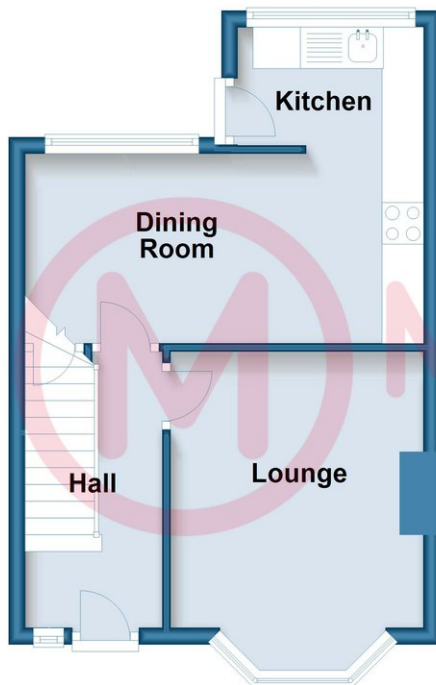
Directions: From our office, travel inland along Red Bank Road. Continue across the roundabout, and through the village, at the end turn right into Ashfield Road.

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.

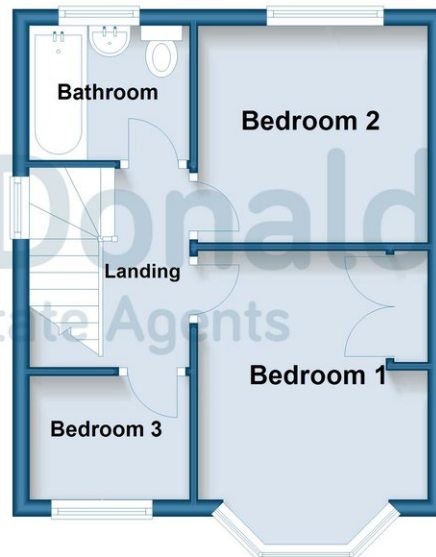
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Ashfield Road

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