



17 Solway Close, Bispham,  
Blackpool, FY2 9DF

**£199,950**

**Tucked away in a much sought after cul-de-sac location, a lovely EXTENDED Semi Detached True Bungalow now boasting two separate Reception rooms and a Conservatory, all sat on a larger plot than its contemporaries. Sold with NO ONWARD CHAIN**

- Two DOUBLE Bedrooms
- Lounge; Dining Room
- Modern style Kitchen
- Conservatory
- UPVC double glazing; Gas central heating
- Gardens - larger style plot
- Garage and a long driveway



**McDonald**  
Estate Agents

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

**Hall:** Coved ceiling, Radiator.

**Lounge:** 14'1" x 11'6" (4.30 m x 3.50 m) Lovely feature fireplace, TV point, Coved ceiling, UPVC double glazed bay window, Radiator.

**Dining Room:** 12'2" x 11'2" (3.70 m x 3.40 m) Wall mounted gas fire, Radiator, UPVC double glazed patio doors to conservatory. Archway to:-

**Kitchen:** 13'5" x 8'2" (4.10 m x 2.50 m) Modern style fitted wall and base cupboard units with complementary roll edge worktops, Single drainer sink with mixer tap, Split level double oven and hob, Plumbed for washing machine and dishwasher, Two UPVC double glazed windows, UPVC double glazed door, Radiator.

**Rear Vestibule:** UPVC double glazed door.

**WC:** Low flush WC, Wash basin, UPVC double glazed window, Radiator.

**Conservatory:** 9'2" x 7'10" (2.80 m x 2.40 m) UPVC double glazed windows and doors.

**Bedroom 1:** 13'1" x 11'2" (4.00 m x 3.40 m) Fitted wardrobes, UPVC double glazed window, Radiator.

**Bedroom 2:** 11'6" x 9'6" (3.50 m x 2.90 m) Fitted wardrobe and matching furniture, UPVC double glazed window, Radiator.

**Bathroom:** Four piece bathroom comprising; Step in shower, Panelled bath, Panelled wash basin, Low flush WC, Tiled walls, Built in airing cupboard, UPVC double glazed window, Towel heater radiator.

**Outside:**

**Front and Side:** Manly block paved with flower borders.

**Rear:** Lawned with flowerbeds.

**Parking:** Brick built garage with light and power, Additional parking on a long driveway.

**Heating:** Gas central heating (Last tested 26.9.23)

**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)

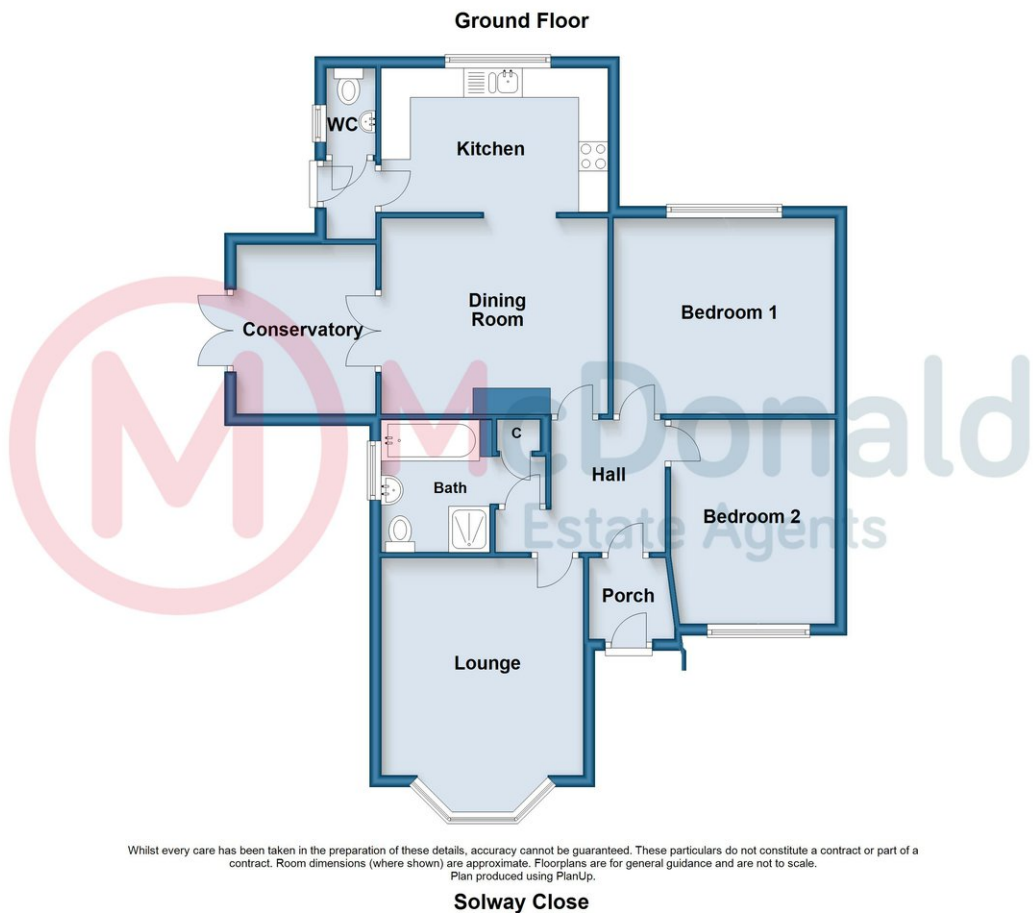


**Directions:** From our office on Red Bank Road head towards the promenade and turn right at the top into Queens Promenade. Proceed and then turn right just before the Norbreck castle into Norbreck Road, then second right into Everest Drive. Take the second left into Falkirk Avenue, and finally first left into Solway Close.

**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>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(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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