



18 All Saints Road, Bispham,
Blackpool, FY5 3AL

£289,950

An **OUTSTANDING** extended Detached True Bungalow offering nothing short of show home style living throughout every inch of the deceptively spacious accommodation, which includes a Dining Kitchen over 19', and a Master Bedroom suite over 18'. The feeling of space continues externally with a huge Garage and a beautiful Southerly facing rear Garden around 60' in length. Truly a credit to the current owners, **NEEDS TO BE SEEN.**

- Lounge
- Modern style Dining Kitchen - over 19'
- Conservatory
- Two Bedrooms - Master suite over 18'
- Stunning modern shower room
- UPVC double glazing; Gas central heating
- Gardens - around 60' Southerly facing to the rear
- Garage/Utility/Workshop - over 34'

Successfully selling property since
1948.



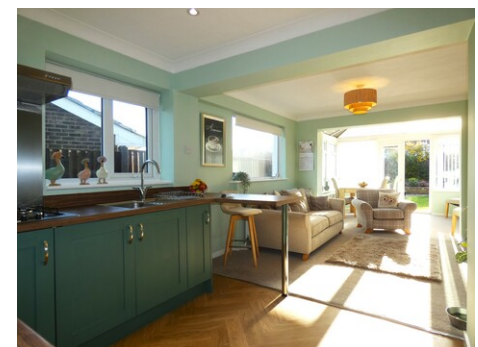
McDonald
Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498



sales@mcdonaldproperty.co.uk
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Porch: Tiled floor, UPVC double glazed windows and door.

Lounge: 13'0" x 10'1" (3.96 m x 3.07 m) Feature fireplace with inset living flame gas fire, Coved ceiling, Recessed lighting, TV point, UPVC double glazed windows, Radiator.

Dining Kitchen: 19'2" x 10'11" (5.84 m x 3.33 m) Modern style wall and base cupboard units with complementary roll edge worktops and breakfast bar, Single drainer stainless steel sink with mixer tap, Split level oven and hob, Integrated fridge, TV point, UPVC double glazed windows, Radiator. Open to:-

Conservatory: 11'4" x 10'3" (3.45 m x 3.12 m) UPVC double glazed windows and doors, Radiator.

Inner hall: Personal door to Garage

Bedroom 1: 18'6" x 9'11" (5.64 m x 3.02 m) Dressing area, TV point, Coved ceiling, UPVC double glazed patio doors, Two radiators.

Bedroom 2: 12'3" x 9'11" (3.73 m x 3.02 m) TV point, UPVC double glazed window, Radiator.

Shower Room: Stunning modern three piece suite comprising; Walk in shower, Vanity wash basin, Low flush WC, Recessed lighting, UPVC double glazed window, Towel heater radiator.

Integral Garage: Measuring over 34' in length, also housing a Utility/Workshop. Single drainer stainless steel sink, Plumbed for washing machine, Gas central heating boiler, UPVC double glazed window and door to rear Garden, Electric up and over door.

Outside:

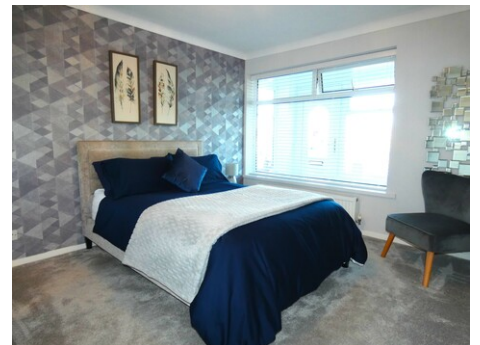
Front: Mainly paved.

Rear: A lovely Southerly facing rear approximately 60' in length, A combination of lawn and paved patio areas with a raised deck and shed, Water tap.

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 £1929.73 (2023/24)



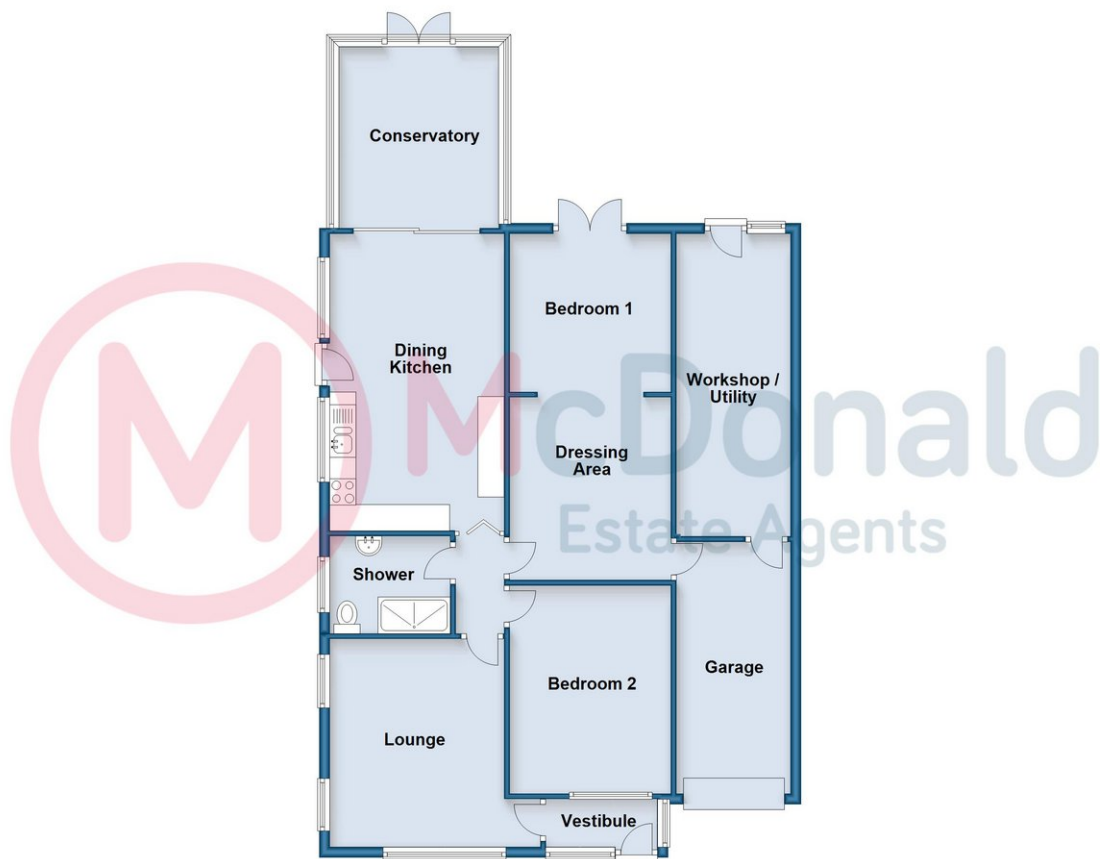
Directions: Take Red Bank Road and proceed inland, continue straight ahead at the roundabout and in to the Village. At the mini roundabout turn left into All Hallows Road, All Saints Road is the fourth turning on the right.

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		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Ground Floor



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18 AllSaints Road

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