



73 Cavendish Road, Bispham,
Blackpool, FY2 9NJ

£189,000

Simply stunning... An absolute credit to it's current owners - this beautiful detached, two bedroom home really does have to be viewed to be appreciated!

Immaculately presented, charming home, finished perfectly in modern farm house style décor throughout. The property offers a cosy lounge area, with feature wood panelling on the walls and log burner. Timeless fitted kitchen with dining space, leading to convenient utility area - onlooking the pristine, westerly facing rear garden. The high quality continues into the two bedrooms, with double to the rear and single at the front.

You will find beautiful features throughout the property- wooden wall panelling, brick feature wall, farm house style doors to each room, fitted shutters at all windows just to name a few. The attention to detail is second to none!

Located just 0.2 miles from Queens Promenade in Bispham, there are a whole range of amenities within walking distance. These include local supermarket, schools, shops, restaurants, bars and even North Shore golf course.

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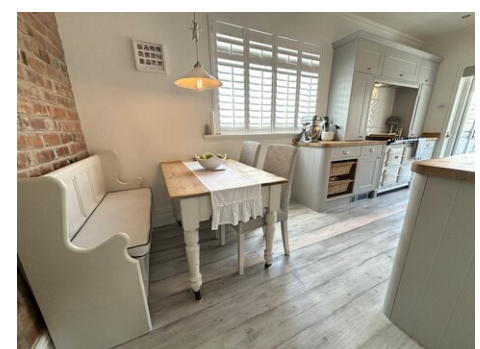
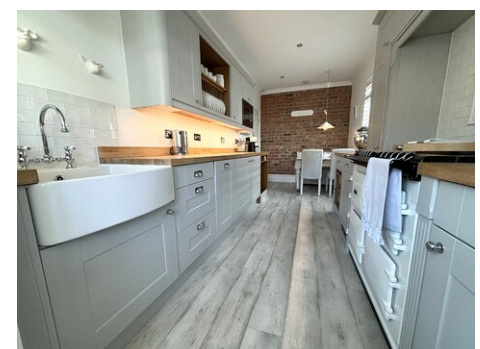
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Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ
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sales@mcdonaldproperty.co.uk
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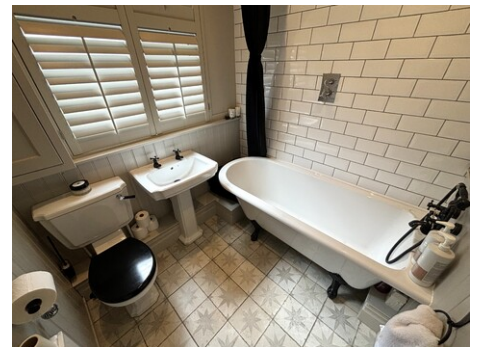
- **Detached bungalow**
- **Modern farm house décor**
- **Exceptional standard throughout**
- **Log burner**
- **Kitchen/diner**
- **Utility area**
- **Two bedrooms**
- **Westerly facing rear**



Hall: Composite double glazed front door, Panelled feature wall, Built in storage cupboard, Coved ceiling, Radiator.

Lounge: 11'6" x 10'10" (3.51 m x 3.30 m) Beautiful brick fireplace with log burner, Built in TV unit, Panelled feature wall, Built in shutters, UPVC double glazed bay window, Two UPVC double glazed side windows.

Dining Kitchen: 17'5" x 7'9" (5.31 m x 2.36 m) Stunning wall and base cupboard units with complementary worktops, Porcelain sink with mixer tap, Aga oven (available subject to negotiation), Integrated under counter fridge and freezer, Integrated slimline dishwasher, Tiled splashback, Under unit lighting, Feature brick wall, UPVC double glazed window with shutters, UPVC door to:-



Utility Area: Fitted base units with complementary worktops, Space and plumbing for washing machine and tumble drier, UPVC double glazed windows to all elevations, UPVC double glazed barn style door to the rear.

Bedroom 1: 13'0" x 10'3" (3.96 m x 3.12 m) Fitted wardrobes with sliding doors, Feature panelled wall, Coved ceiling, UPVC double glazed bay window, Built in shutters, Radiator.

Bedroom 2: 12'3" x 7'9" (3.73 m x 2.36 m) Coved ceiling, UPVC double glazed bay window, Built in shutters, Radiator.

Bathroom: Beautiful bathroom suite comprising; Free standing bath with overhead shower, Low flush WC, Pedestal wash basin, Tiled walls and floor, Feature panelling, UPVC double glazed window, Built in shutters, Towel heater radiator.



Outside:

Front: Tiered, pebbles front garden with block paved steps to entrance.

Rear: Split level, paved rear courtyard, Wood panelled walls, Brick built flowerbeds, Workshop with power and lighting.

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 £2024.00 (2024/25)



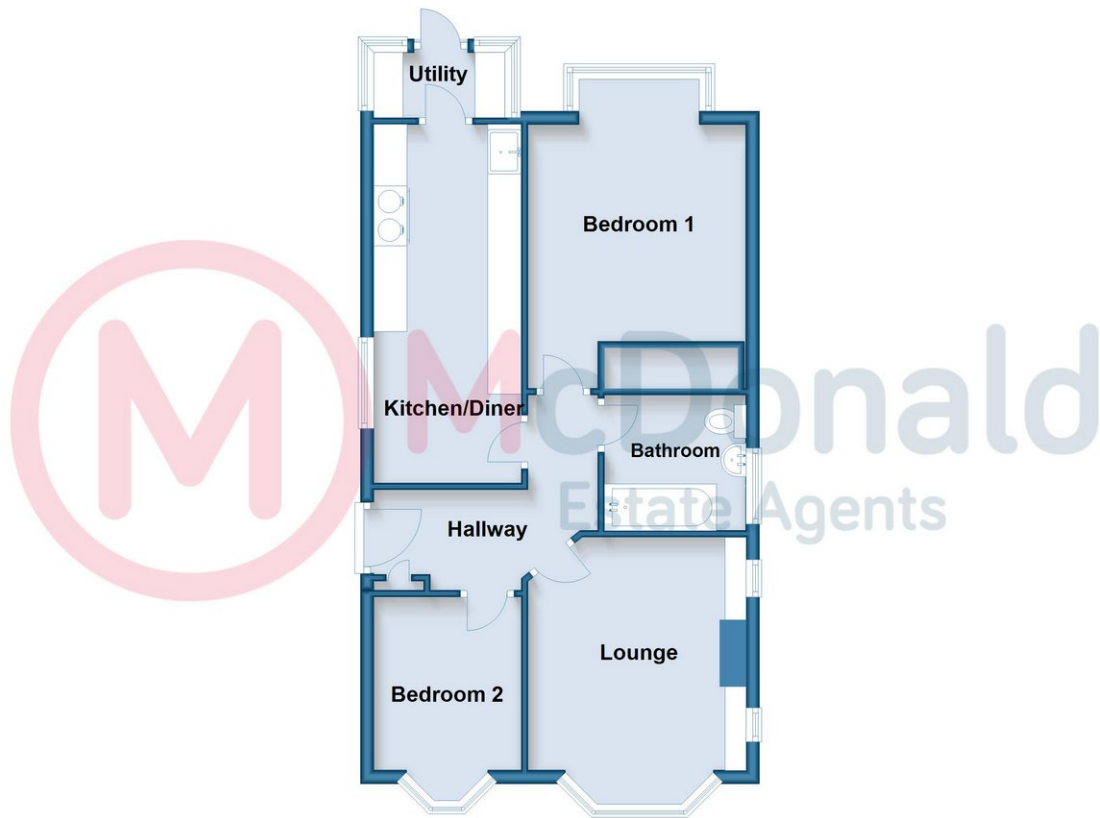
Directions: From our office on Red Bank Road, take Warbreck Drive heading south and take the first left turning onto Cavendish Road.

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 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



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Cavendish Road

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