



156 Inver Road,
Bispham, FY2 0RQ

£174,950

This three bed, semi detached home is beautifully presented throughout and has so much going for it!! With two generous reception rooms and spacious kitchen downstairs, three well proportioned bedrooms and family bathroom upstairs PLUS superb landscaped rear garden around 60' in length.

Truly a credit to the current owner - a must see!!

- Semi-Detached
- Beautifully presented
- Two reception rooms
- Three bedrooms
- Stunning rear garden

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Vestibule: Meter cupboard, Tiled floor, UPVC double glazed door.

Hall: Stairs to the first floor, Understairs storage cupboard, UPVC double glazed window, Radiator.

Lounge: 12'7" x 12'4" (3.84 m x 3.76 m) Coved ceiling, TV point, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Dining Room: 13'0" x 11'3" (3.96 m x 3.43 m) Fireplace, Coved ceiling, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Kitchen: 16'3" x 8'7" (4.95 m x 2.62 m) Modern fitted wall and base cupboard units with complementary roll edge worktops and matching breakfast bar, Built in oven and hob with extractor over, Single drainer 'Franke' sink unit, Plumbed for washing machine, Recessed low voltage lighting, Tiled floor, Two UPVC double glazed windows, UPVC door, Radiator.

First Floor:

Landing: Two built in cupboards, Loft access, UPVC double glazed window.

Bedroom 1: 12'4" x 11'2" (3.76 m x 3.40 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 13'1" x 10'3" (3.99 m x 3.12 m) Modern fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 3: 8'8" x 7'3" (2.64 m x 2.21 m) UPVC double glazed window, Radiator.

Bathroom: Modern style three piece suite comprising; 'P' shaped spa bath with shower over, Pedestal wash basin, Low flush WC, Tiled walls and floor, Recessed low voltage lighting, UPVC double glazed windows, Radiator.

Outside:

Front: Mainly paved.

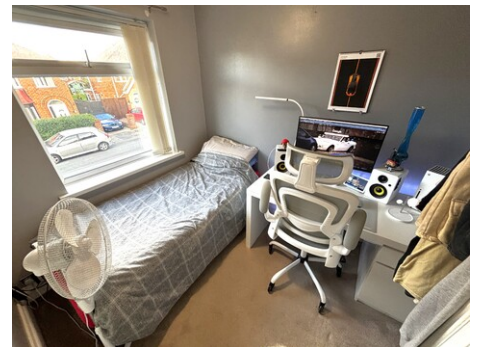
Rear: A really lovely rear garden, approximately 60' length. Landscaped with a combination of lawn, gravel, Paved and timber deck areas, Established trees, shrubs and plants, Concrete built shed.

Parking: Possible off street parking to the front.

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: Travel inland along Red Bank Road taking the fourth exit from the roundabout into Devonshire Road. Take the first left turning into Munster Avenue then first right into Inver Road.

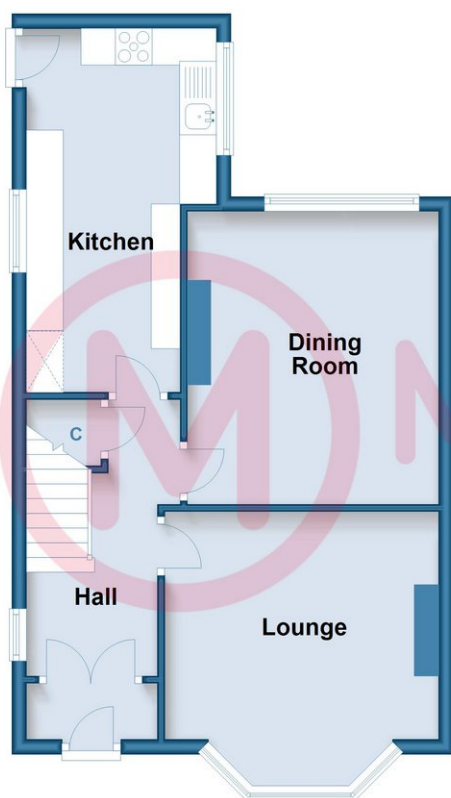
General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** 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		
(69-80)	C		81
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Inver Road

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