



99 Northgate, Bispham
FY2 9LT

£299,950

Location, location, location...Occupying arguably one of Bispham's most prestigious and sought after positions, fronting onto North Shore Golf Course, this Detached Dormer Bungalow offers truly deceptive levels of living with three Bedrooms - the Master has an en-suite - and THREE Reception Rooms, plus a Conservatory. Immaculately presented throughout - an outstanding opportunity, early viewing will be essential to avoid disappointment.

- Three Bedrooms - En-suite to Master
- Three Reception areas
- Conservatory
- Breakfast kitchen
- Shower Room
- Double glazing; Gas central heating
- Gardens
- Garage



McDonald
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Porch: Tiled floor, UPVC double glazed windows and door.

Hall: Meter cupboard, Radiator.

Lounge: 16'4" x 14'4" (4.98 m x 4.37 m) Feature fireplace, TV point, UPVC double glazed bay window, UPVC double glazed window, Radiator.

Study: 7'6" x 5'4" (2.29 m x 1.63 m) UPVC double glazed window, Radiator.

Bedroom 1: 12'0" x 11'8" (3.66 m x 3.56 m) Fitted wardrobes, UPVC double glazed window, Radiator.

En-Suite: Comprising; Corner panelled bath, Pedestal wash basin, Low flush WC, Part tiled Walls, Tiled floor, UPVC double glazed window, Radiator.

Bedroom 2: 11'0" x 8'5" (3.35 m x 2.57 m) Fitted wardrobe, UPVC double glazed window, Radiator.

Dining Room: 11'9" x 9'7" (3.58 m x 2.92 m) TV point, UPVC double glazed window and patio doors, Radiator.

Conservatory: 9'10" x 8'6" (3.00 m x 2.59 m) Tiled floor, UPVC double glazed windows and doors.

Breakfast Kitchen: 11'7" x 11'1" (3.53 m x 3.38 m) Modern style wall and base cupboard units with complementary worktops and matching breakfast bar, Gas cooker point with extractor, Integrated fridge, freezer, Washing machine and dishwasher, One and a half bowl stainless steel sink with mixer tap, TV point, UPVC double glazed window, Radiator.

Shower Room: Comprising; Walk in shower, Vanity wash basin, Tiled walls and floor, UPVC double glazed window, Towel heater radiator.

Separate WC: Low flush WC, Tiled walls and floor, Radiator.

First Floor: Landing: Eaves access, UPVC double glazed window, Radiator.

Bedroom 3: 11'8" x 10'0" (3.56 m x 3.05 m) Built in storage, UPVC double glazed window, Radiator.

Outside: Front: Laid to pattern imprinted concrete with flower borders.

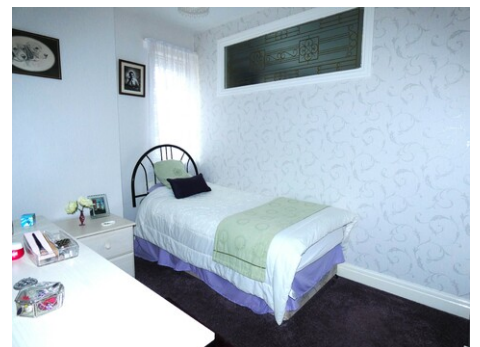
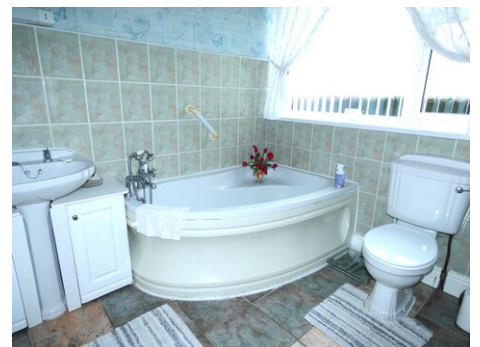
Rear: Laid to pattern imprinted concrete with raised borders and established trees, Storage lean to.

Parking: Brick garage with private drive.

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 - E £2783.00 (2024/25)



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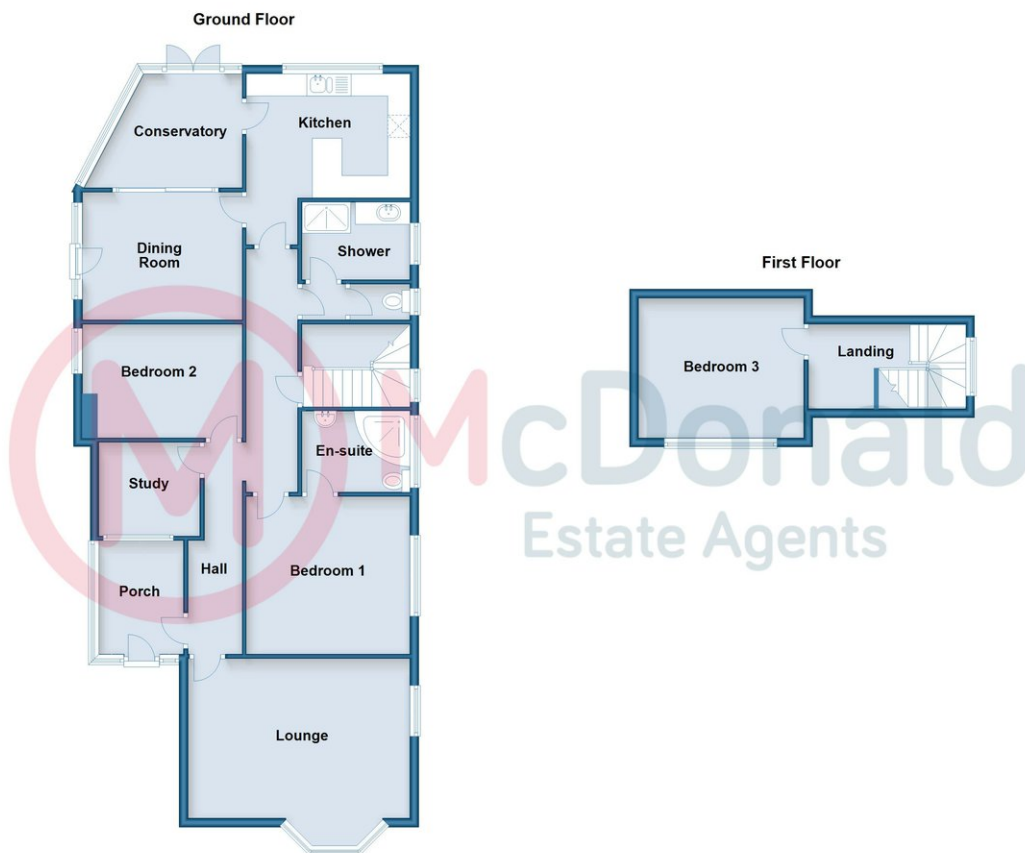


Directions: From our office on Red Bank Road travel inland, at the roundabout take the the fourth exit into Devonshire Road then turn fifth right into Northgate just before the Golf Course.

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		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Northgate

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