



4 Welland Close, Bispham, Blackpool,  
FY2 0EA

**£119,950**

**This semi detached home offers the perfect opportunity to truly make a house your own! With lounge, kitchen/diner and conservatory to the ground floor, plus two well proportioned bedrooms and shower room upstairs. Occupying a cul-de-sac location, with a fantastic sized plot, large rear garden PLUS huge garage. Sold with NO ONWARD CHAIN!**

- Semi-detached
- Conservatory
- Two bedrooms
- Large rear garden
- Huge garage space
- Cul-de-sac location
- NO CHAIN

**McDonald**  
Estate Agents

**Fylde Coast Property Hub**  
81-83 Red Bank Road, Bispham, FY2 9HZ  
01253 398 498  
sales@mcdonaldproperty.co.uk  
www.mcdonaldproperty.co.uk

BRITISH PROPERTY AWARDS 2022 GOLD WINNER ESTATE AGENT IN BLACKPOOL

BRITISH PROPERTY AWARDS 2021 GOLD WINNER ESTATE AGENT IN BLACKPOOL



Award winning property sales since 1948.



**Entrance:** UPVC double glazed front door.

**Porch:** Panelled door.

**Lounge:** 14'8" x 10'10" (4.47 m x 3.30 m) Stairs to first floor, UPVC double glazed bay window, Radiator.

**Dining Kitchen:** 14'8" x 8'4" (4.47 m x 2.54 m) Fitted wall and base cupboard units with complementary worktops, Stainless steel sink and drainer, Free standing cooker, Washing machine, Fridge freezer, Part tiled walls, UPVC double glazed window and rear door, Radiator.

**Conservatory:** 14'8" x 8'9" (4.47 m x 2.67 m) UPVC double glazed conservatory, UPVC double glazed rear door, Radiator.

**First Floor:**

**Bedroom 1:** 12'0" x 10'4" (3.66 m x 3.15 m) Fitted wardrobes and drawers, UPVC double glazed window, Radiator.

**Bedroom 2:** 8'8" x 8'7" (2.64 m x 2.62 m) UPVC double glazed window, Radiator.

**Shower Room:** Step in shower cubicle, Wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Radiator.

**Outside:**

**Front:** Lawned area to the side with large tarmac driveway, ample for multiple vehicles.

**Rear:** Lawned garden with a block paved patio.

**Garage:** Fantastic sized garage with up and over door, side door and window and power.

**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 - B £1771.00 (2024/25)



Award winning property sales since 1948.



**Directions:** From our office on Red Bank Road proceed inland, continue straight across at the roundabout and through the village, at the end turn right into Ashfield Road, second left into Briarwood Drive, third right into Beechwood Grove, and finally first right into Welland 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 plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

### Ground Floor



### First Floor



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

### Welland Close

Are YOU thinking of selling?  
 Call McDonald Estate Agents NOW, for  
 your FREE market appraisal.

Award winning property sales since 1948.

