



## 1 Regency Gardens, Bispham, Blackpool, FY2 0WX

**£310,000**

An **IMPOSING** Detached Family home sat in an elevated position, and affording generous accommodation with a plot to match.

To the ground floor is the Lounge and separate Study, plus a huge fitted Dining Kitchen across the rear of the property at over 28ft long. The first floor offers **FOUR** Bedrooms, where the smallest is **OVER 10ft x 8ft** and the Master Bedrooms has an En-suite to supplement the main Family Bathroom. Just ready to walk into.

- Lounge ; Study
- **HUGE** fitted dining kitchen (over 27ft x 8ft)
- Separate Utility
- **FOUR** bedrooms- en-suite to Master
- Family bathroom
- Gas central heating
- UPVC double glazing
- Double Garage and parking

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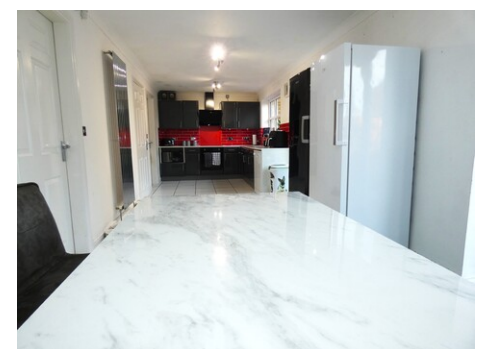
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**Hall:** Spindled staircase, Understairs storage, Wood finish flooring, Radiator.

**Ground Floor WC:** Low flush WC, Vanity wash basin, Part tiled walls, UPVC double glazed window, Heated towel rail radiator.

**Lounge:** 16'1" x 14'1" (4.90 m x 4.29 m) Feature media wall with a stunning inset fire, Wood effect laminate flooring, Coved ceiling, UPVC double glazed bay window, Double radiator.

**Study:** 6'11" x 6'7" (2.11 m x 2.01 m) Wood finish floor, UPVC double glazed window, Radiator.

**Dining Kitchen:** 27'7" x 8'10" (8.41 m x 2.69 m) Fitted wall and base cupboard units with complementary roll edge worktops, Stainless steel sink, Built in oven and hob with extractor hood, Part tiled walls to worktop area, Tiled floor, Coved ceiling, UPVC double glazed window, Two pairs of UPVC double glazed French doors to the rear garden, Two feature vertical radiators, Plumbed for dishwasher.

**Utility Room:** Fitted base units with complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Tiled floor, Combi gas central heating boiler, UPVC double glazed stable door, Radiator.

### First Floor:

#### Landing:

**Master Bedroom:** 11'7" x 11'2" (3.53 m x 3.40 m) Fitted wardrobes, Recessed lighting, TV point, UPVC double glazed window, Radiator.

**En-Suite:** Shower cubicle, Low flush WC, Vanity wash basin, UPVC double glazed window, Heated towel rail radiator.

**Bedroom 2:** 11'2" x 11'2" (3.40 m x 3.40 m) Recessed lighting, UPVC double glazed window, Radiator.

**Bedroom 3:** 12'10" x 9'10" (3.91 m x 3.00 m) Wood effect laminate flooring, Recessed low voltage lighting, UPVC double glazed window, Radiator.

**Bedroom 4:** 10'2" x 8'10" (3.10 m x 2.69 m) UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with overhead shower and screen, Double wash basin, Low flush WC, UPVC double glazed window, Towel heater Radiator.

### Outside:

**Front:** Mainly stone gravel for ease of maintenance.

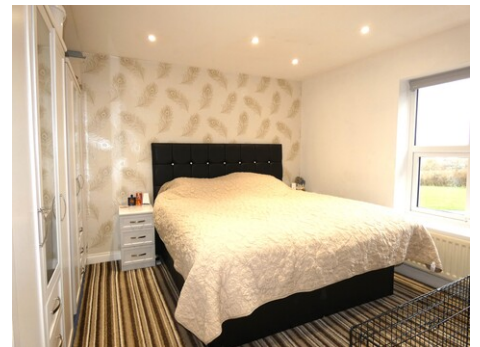
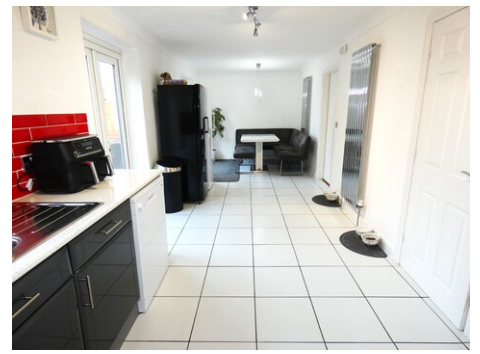
**Rear:** Mainly lawned with paved and gravelled patio areas, and an additional paved area to the side.

**Double Garage:** Separate up and over doors Light and power, Plus ample additional parking to driveway.

**Heating:** Gas central heating (NOT TESTED)

**Tenure:** We have been informed that the property is leasehold, £192 p/a. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - F £3289.00 (2024/25)

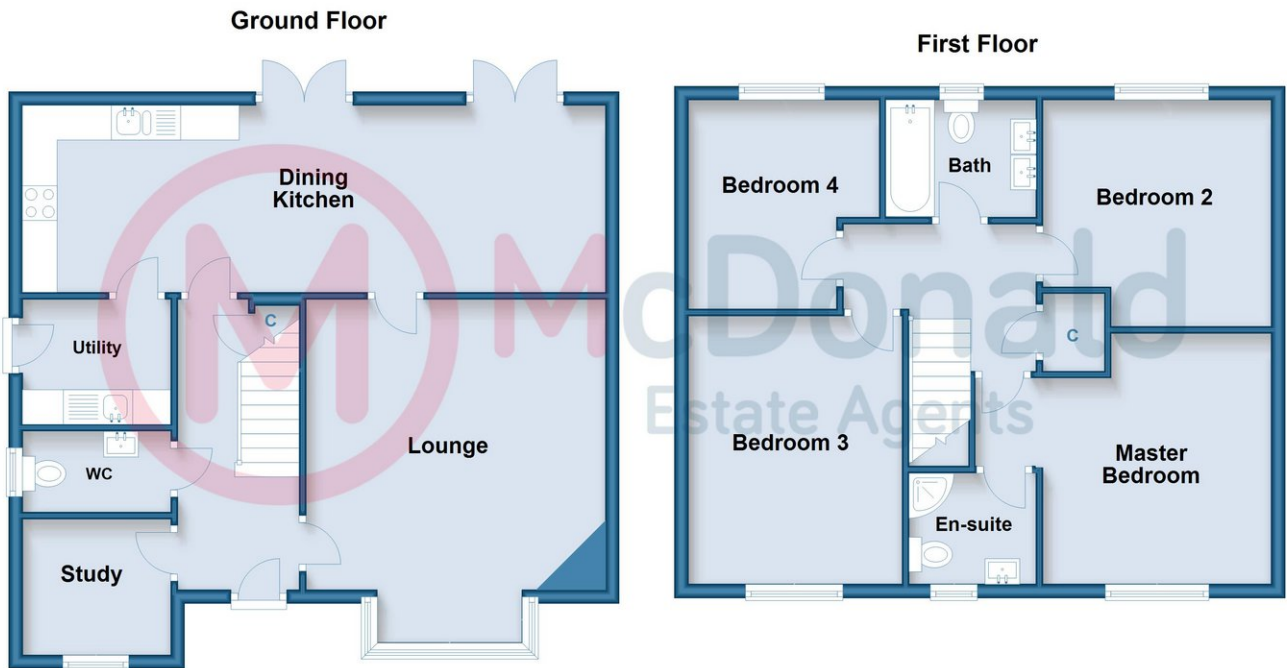


**Directions :** From our Red Bank Road office proceed inland. At the roundabouts turn right onto Devonshire Road. Follow this road until you come to the first roundabout. Turn left into Leys Road. At the mini roundabout bear left into Regency Gardens.

**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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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**Regency Gardens**

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