



130 Holmfield Road, Bispham,
Blackpool, FY2 9RE

£175,999

A STUNNING Semi Detached, affording 'show house' style living in a traditionally proportioned home. Beautiful modern Kitchen and Bathroom facilities with a contemporary decor theme throughout, and a Westerly facing rear Garden. Holmfield Road is in a great spot just one road back from the Sea Front..... A MUST SEE !!

- Lounge; Dining Room
- Modern Breakfast Kitchen
- Three Bedrooms
- Modern Bathroom
- UPVC double glazing; Gas central heating
- Gardens - Westerly facing to rear
- Possible off street parking

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Vestibule: UPVC double glazed door and window.

Hall: Coved ceiling, Radiator.

Lounge: 17'9" x 11'3" (5.41 m x 3.43 m) Feature fireplace with a free standing log burner, Coved ceiling, TV point, UPVC double glazed bay window with built in window seat, Radiator.

Dining Room: 16'5" x 11'4" (5.00 m x 3.45 m) Coved ceiling, Picture rail, TV point, UPVC double glazed patio doors to the rear, Radiator.

Breakfast Kitchen: 21'1" x 7'9" (6.43 m x 2.36 m) Stunning modern wall and base cupboard units with complementary roll edge worktops and matching breakfast bar, Single drainer stainless steel sink with mixer tap, Plumbed for washing machine, Built in oven and hob with extractor over, Recessed spotlights, UPVC double glazed window and door, Understairs storage.

First Floor:

Landing: Loft access, UPVC double glazed window.

Bedroom 1: 14'4" x 10'9" (4.37 m x 3.28 m) Picture rail, UPVC double glazed window, Radiator.

Bedroom 2: 14'2" x 10'9" (4.32 m x 3.28 m) Picture rail, TV point, UPVC double glazed window, Radiator.

Bedroom 3: 9'7" x 6'0" (2.92 m x 1.83 m) UPVC double glazed window, Radiator.

Bathroom: Beautiful modern three piece suite comprising; Panelled bath with overhead shower, Low flush WC, Vanity wash basin, Bluetooth mirror, Extractor, Tiled walls, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Mainly laid to gravel.

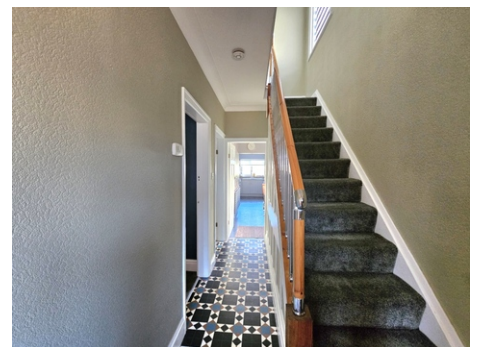
Rear: Westerly facing with artificial lawn, gravel and patio areas.

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)



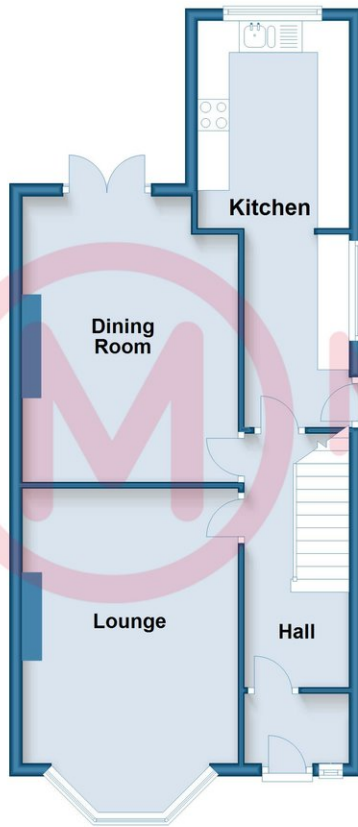
Directions: From our office on Red Bank Road, take Warbreck Drive heading south, Holmfield Road can be found fourth on the right hand side.

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.

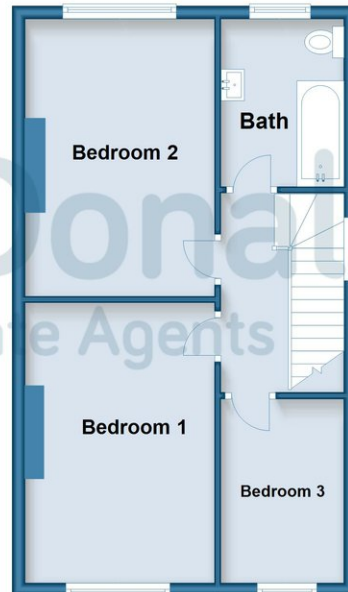
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Holmfield Road

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