



147 Ashfield Road, Bispham,
Blackpool, FY2 0BU

£149,950

A conveniently located Semi Detached True Bungalow, benefitting from a Lounge measuring over 17', two double Bedrooms, and a UPVC double glazed Conservatory. Sold with NO ONWARD CHAIN.

- Lounge
- Kitchen
- Conservatory
- Two double Bedrooms
- Bathroom
- UPVC Double glazing; Gas central heating
- Gardens front and rear
- Garage



McDonald

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Vestibule: UPVC double glazed door.

Hall: Loft access, Meter cupboard, Radiator.

Lounge: 17'5" x 11'6" (5.31 m x 3.51 m) Feature fireplace with inset living flame gas fire, Coved ceiling, TV point, UPVC double glazed picture window, Radiator.

Kitchen: 9'2" x 8'0" (2.79 m x 2.44 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer ceramic sink with mixer tap, Plumbed for washing machine, Electric cooker point, Built in cupboard, Part tiled walls, UPVC double glazed window and door, Radiator.

Conservatory: 15'7" x 7'8" (4.75 m x 2.34 m) Tiled floor, UPVC double glazed windows and doors, Radiator.

Bedroom 1: 12'2" x 9'6" (3.71 m x 2.90 m) Fitted wardrobes, Built in storage, TV point, UPVC double glazed window, Radiator.

Bedroom 2: 9'8" x 9'4" (2.95 m x 2.84 m) TV point, UPVC double glazed window, Radiator.

Bathroom: Comprising; Corner bath with shower over, Pedestal wash basin, Low flush WC, Tiled walls and floor, Coved ceiling, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Laid to block paving.

Rear: A combination of lawn and gravelled areas with a block paved patio.

Parking: Concrete sectional garage with additional 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 - B £1771.00 (2024/25)



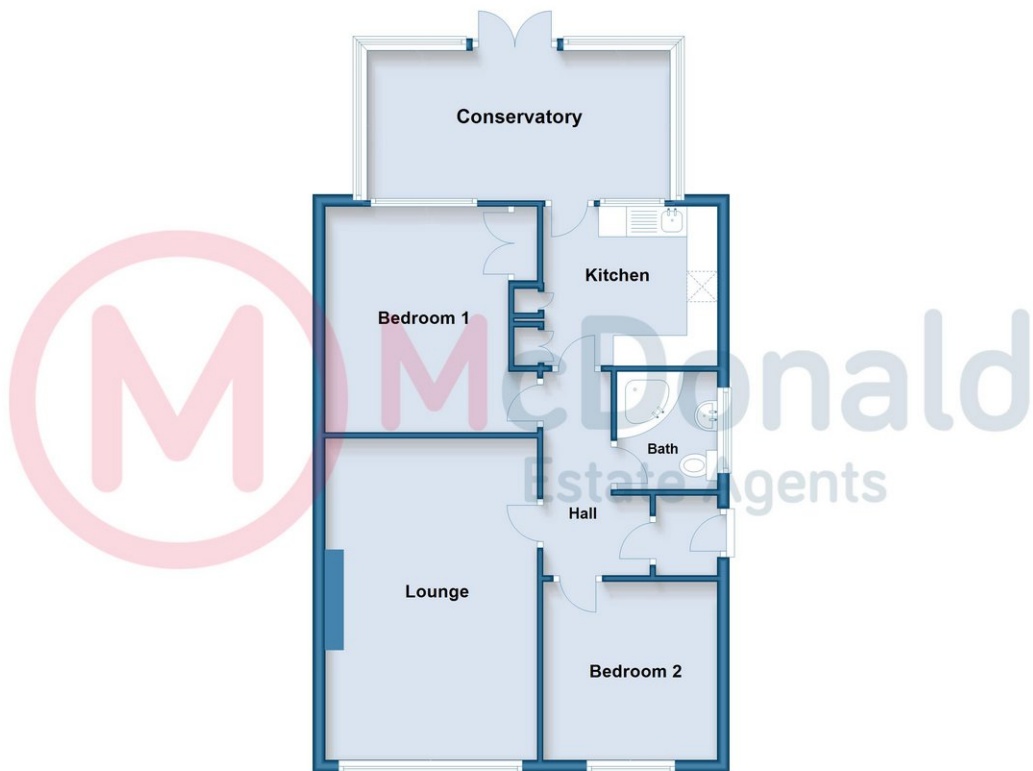
Directions: From our office on Red bank Road proceed inland to the roundabout, continue straight across and through the village. At the end turn left into Ashfield Road, the property can be found some way along on the left hand side.

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		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



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Plan produced using PlanUp.

Ashfield Road

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