



9 Shelley Close, Bispham, Blackpool,
FY2 0GU

£220,000

Is this the loveliest position on the development ? A **DETACHED** Home, hidden away at the end of a cul-de-sac, with South/Westerly facing parkland adjoining two sides of the plot. Good order throughout - **REALLY** needs to be seen to be appreciated.

- Lounge
- Modern style Dining Kitchen
- Three Bedrooms - en-suite to master
- Modern Bathroom
- UPVC double glazing; Gas central heating
- Beautiful Gardens
- Garage



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Porch: Wood finish floor, Double glazed door, Two UPVC double glazed windows, Radiator.

Hall: Wood finish flooring, Radiator.

WC: Low flush WC, Wash basin, Tiled floor, Radiator.

Lounge: 14'9" x 10'6" (4.50 m x 3.20 m) Fireplace with inset living flame gas fire, TV point, Wood finish flooring, UPVC double glazed double doors to garden, Two UPVC double glazed windows, Radiator.

Dining Kitchen: 20'4" x 14'5" (6.20 m x 4.40 m) Modern style wall and base cupboard units with complementary roll edge worktops and matching breakfast bar, Built in oven and hob with extractor over, One and a half bowl sink with mixer tap, Plumbed for washing machine, UPVC double glazed windows and doors, Radiator.

First Floor:

Landing: Built in cupboard.

Bedroom 1: 10'10" x 8'10" (3.30 m x 2.70 m) Fitted wardrobes with overhead storage forming bed recess, Built in cupboard, UPVC double glazed window, Radiator.

En-Suite: Comprising; Step in shower, Low flush WC, Pedestal wash basin, Tiled floor, UPVC double glazed window, Radiator.

Bedroom 2: 8'2" x 8'2" (2.50 m x 2.50 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'2" x 6'3" (2.50 m x 1.90 m) UPVC double glazed window, Radiator.

Bathroom: Modern style three piece bathroom comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.

Outside:

Front: A beautiful established garden running adjacent to parkland. A combination of lawn and paving with established beds and borders.

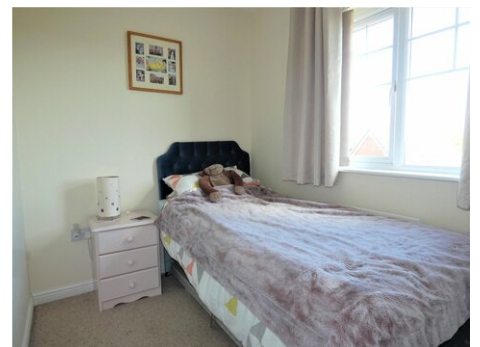
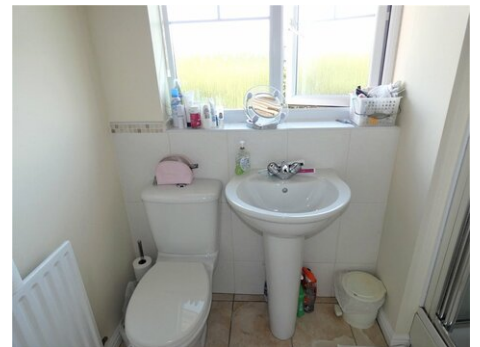
Side: Laid to lawn and gravel with a paved patio area and established borders.

Parking: Detached brick garage and additional parking.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 999 years from 2006; Ground rent £175 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - D £2277.00 (2024/25)



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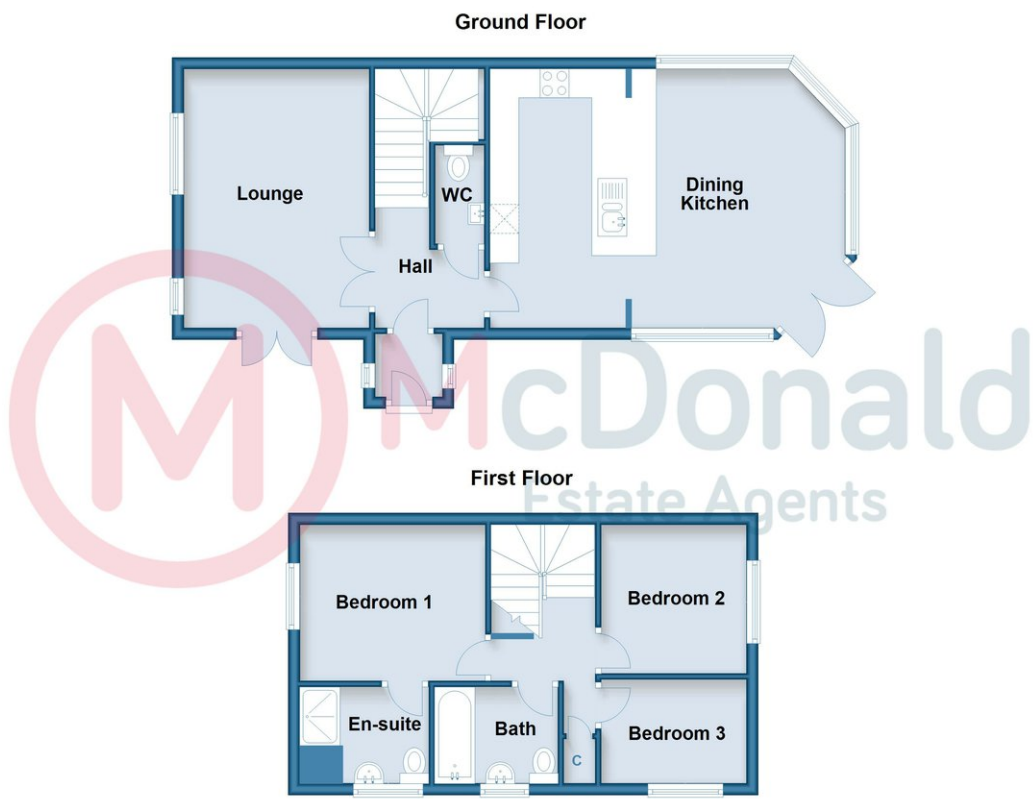


Directions: Take Red Bank Road and proceed inland, travel straight across the roundabout and through the village, at the bottom turn left into Ashfield Road. Turn right at the mini roundabout into KinCraig Road, first left at the next mini roundabout into Ryscar Way, turn right at the next mini roundabout into Tennyson Drive and first right into Shelly 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			
(92-100) A			
(81-91) B			84
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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9 Shelly Close

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