



52 Kelvin Road, Bispham, Blackpool,
FY5 3AF

£158,000

This Semi Detached Bungalow has been Skilfully extended, and modified to create a WHEELCHAIR FRIENDLY ENVIRONMENT, yet is equally suitable for those just looking for single story living. A beautiful example which needs to be seen and is sold with NO ONWARD CHAIN.

- Through Lounge - around 28'
- Modern Kitchen - over 16'
- Two Bedrooms; Bathroom
- Adapted Wet Room
- Gas central heating; UPVC glazing
- Gardens - Westerly facing rear
- Off street parking



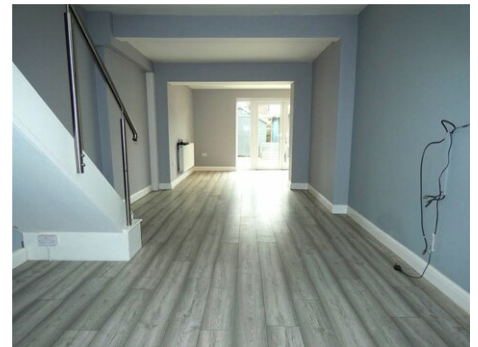
McDonald
Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498



sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk



Award winning property sales since 1948.



Hall: Meter cupboards, Wood effect laminate flooring, UPVC double glazed door, Radiator.

Lounge: Staircase to first floor, Coved ceiling, TV point, Wood effect laminate flooring, UPVC double glazed French doors to rear garden, Radiator.

Kitchen: 16'9" x 8'2" (5.10 m x 2.50 m) Stunning modern fitted wall and base cupboard units with complementary worktops, Built in oven and hob with extractor over, Single drainer stainless steel sink with mixer tap, Plumbed for washing machine, Integrated dishwasher, Wood effect laminate flooring.

Bedroom 1: 13'1" x 11'2" (4.00 m x 3.40 m) TV point, UPVC double glazed window, Radiator.

Bedroom 2: 7'10" x 7'7" (2.40 m x 2.30 m) UPVC double glazed window, Radiator.

Wet Room: Comprising; Shower area, Wheel chair friendly wash basin, Geberit remote control shower toilet, Tiled walls, Extractor, UPVC double glazed window, Towel heater radiator.

Loft/Hobby Room: 16'5" x 11'2" (5.00 m x 3.40 m) TV point, Two Velux window, Radiator.

Outside:

Front: Block paved.

Rear: Laid to paving, Timber shed with power and light connected, External power points.

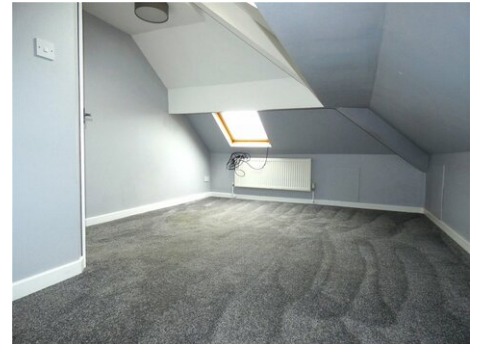
Summer House: 11'6" x 9'10" (3.50 m x 3.00 m) Window, Power points and lighting, WC

Parking: 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 - B £1771.00 (2024/25)



Award winning property sales since 1948.

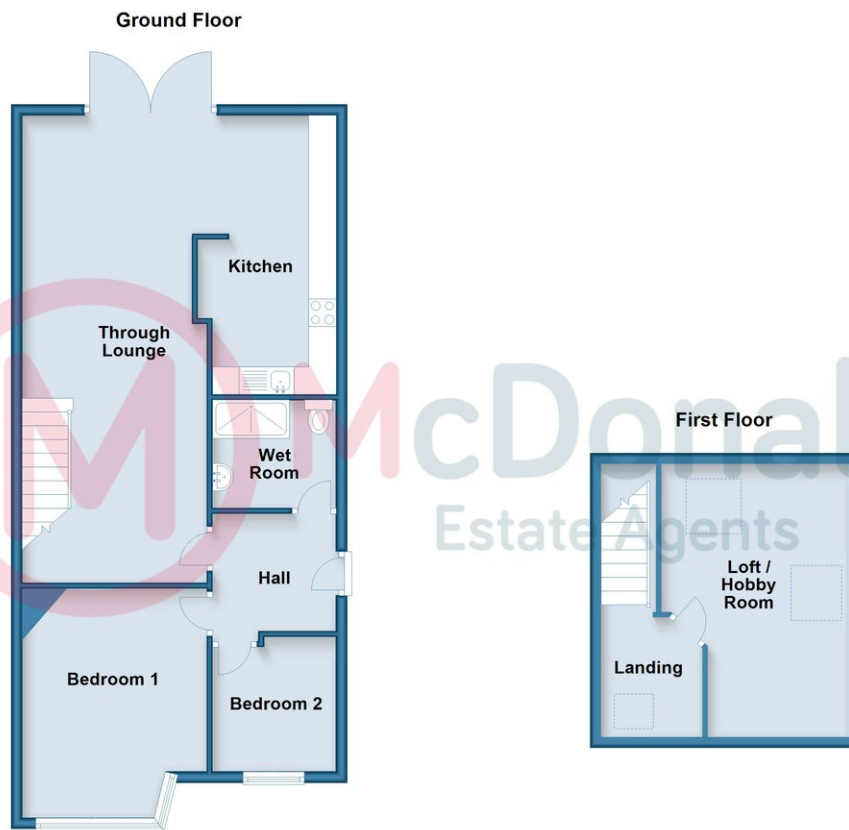


Directions: From our office on Red Bank Road, travel inland turning left at the roundabout onto Devonshire Road. Continue along taking the sixth turning on the right into Mossom Lane and finally third right into Kelvin Road.

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			
(69-80) C			75
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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.

Kelvin Road

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

Award winning property sales since 1948.

