



332 Bispham Road, Bispham, Blackpool, FY2 0HQ

£149,950

Charming, three-bedroomed, semi-detached home- located conveniently on Bispham Road.

This lovely home benefits from open plan living to the ground floor which consists of a modern dining kitchen, cosy lounge area PLUS extension to the rear including conservatory, utility space and W/C. Heading upstairs, there are three bedrooms and family shower room.

Outside, there is ample parking to the front with block paved drive way. Whilst the rear hosts a well loved, sizable garden space.

This property has been owned from brand new by its current owner- and is now sold with NO CHAIN DELAY!!

- Semi-Detached
- Open plan living
- Modern kitchen • Conservatory
- Ground floor W/C
- Three bedrooms
- Off street parking
- NO CHAIN

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**Entrance:** UPVC double glazed front door.

**Hall:** Meter cupboard, Understairs storage, UPVC double glazed window, Radiator.

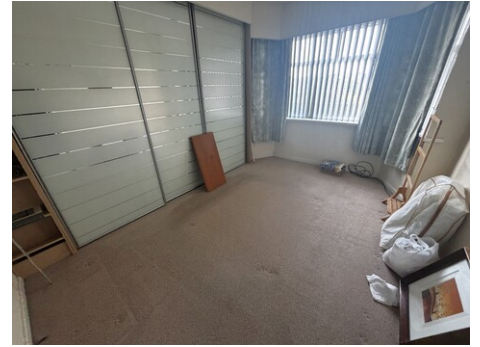
**Lounge:** 11'2" x 10'3" (3.40 m x 3.12 m) Gas fire with marble effect surround, UPVC double glazed bay window, Radiator. Open to:-

**Dining Kitchen:** 16'2" x 9'0" (4.93 m x 2.74 m) Fitted wall and base cupboard units with complementary worktops, Stainless steel sink and drainer, Integrated dishwasher, Space for fridge freezer, Integrated electric oven and hob with extractor over, UPVC double glazed window, Radiator.

**Rear Vestibule:** 7'11" x 3'2" (2.41 m x 0.97 m) Utility cupboard with space and plumbing for washing machine, UPVC double glazed door.

**Ground Floor WC:** Low flush WC, Vanity wash basin, Part tiled walls, Extractor fan.

**Conservatory:** 9'6" x 8'11" (2.90 m x 2.72 m) UPVC double glazed conservatory, Door to rear.



## First Floor:

**Landing:** UPVC double glazed window.

**Bedroom 1:** 12'3" x 10'2" (3.73 m x 3.10 m) Fitted wardrobes, UPVC double glazed bay window.

**Bedroom 2:** 9'10" x 9'3" (3.00 m x 2.82 m) UPVC double glazed window.

**Bedroom 3:** UPVC double glazed window.



## Outside:

**Front:** Block paved driveway with gated front.

**Rear:** Gravel area with stepping stones to paved patio and shed, Borders to side with mature shrubs and plants.



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

**Council Tax:** Band - B £1771.00 (2024/25)



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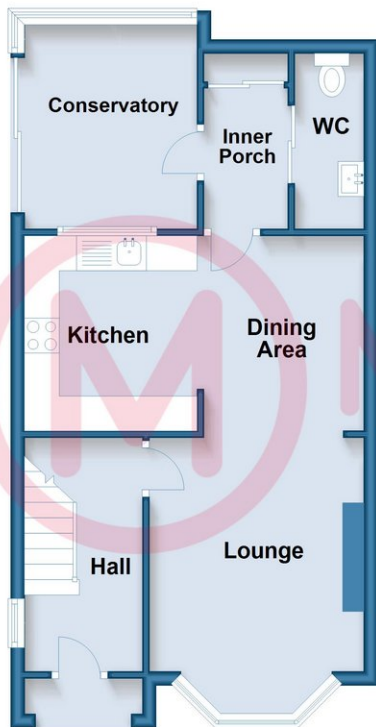
**Directions:** From our Office on Red Bank Road travel inland, at the roundabout take the third right into Bispham Road.

**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.

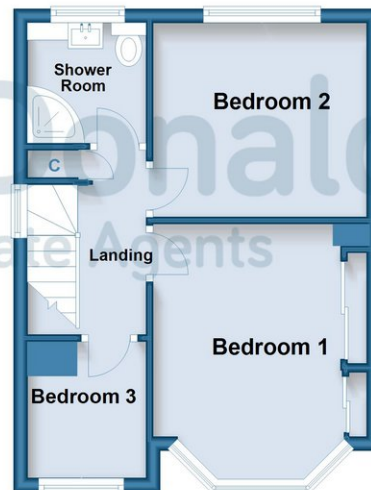
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		80
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

### Ground Floor



### First Floor



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**Bispham Road**

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