



100 Holmfield Road, Bispham,
Blackpool, FY2 9RF

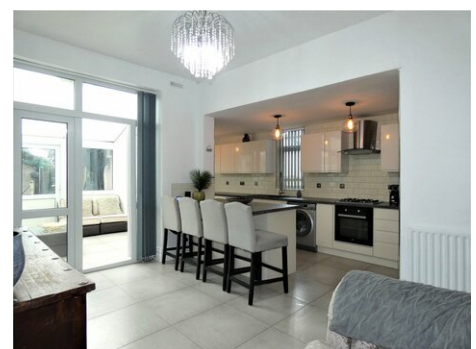
£198,950

A BEAUTIFULLY PRESENTED, and thoroughly imposing Semi Detached family home offering impressive levels of accommodation. To the ground floor is a Lounge, magnificent modern Dining Kitchen and Conservatory, whilst to the first floor are the three good size Bedrooms and stunning modern Shower room, PLUS there is a Loft/hobby rooms Externally the theme continues with a Westerly facing rear Garden around 50' in length.

- Lounge; Modern Dining Kitchen
- UPVC Conservatory
- Three Bedrooms; Modern Shower Room
- Loft/hobby room
- UPVC Double glazing
- Gas central heating
- Gardens - around 50' Westerly facing to the rear
- Off street parking



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Vestibule: Tiled floor, Dado rail, UPVC double glazed door.

Hall: Understairs storage, Coved ceiling, Picture rail, UPVC double glazed window, Radiator.

Lounge: 16'5" x 12'6" (5.00 m x 3.80 m) Feature fireplace, Coved ceiling, Picture rail, TV point, UPVC double glazed bay window, Radiator.

Dining Kitchen: 21'8" x 18'1" (6.60 m x 5.50 m) (

WC: Low flush WC with wash basin, Tiled walls and floor, UPVC double glazed window, Radiator.

Conservatory: 10'10" x 10'2" (3.30 m x 3.10 m) Tiled floor, UPVC double glazed door and windows.

First Floor:

Bedroom 1: 16'5" x 12'6" (5.00 m x 3.80 m) Coved ceiling, Picture rail, TV point, UPVC double glazed bay window, Radiator.

Bedroom 2: 11'10" x 10'6" (3.60 m x 3.20 m) Cast iron fireplace, Picture rail, UPVC double glazed window, Radiator.

Bedroom 3: 9'10" x 6'3" (3.00 m x 1.90 m) UPVC Double glazed window, Radiator.

Shower Room: () Stunning modern shower room comprising; Walk-in shower, Vanity wash basin, Fitted cupboard, Tiled walls and floor, Recessed lighting, UPVC Double glazed window, Radiator.

Separate WC: Low flush WC, Tiled walls and floor.

Loft/hobby room: 17'9" x 12'10" (5.40 m x 3.90 m) Substantial sized loft room.

Outside:

Front: Mainly gravelled.

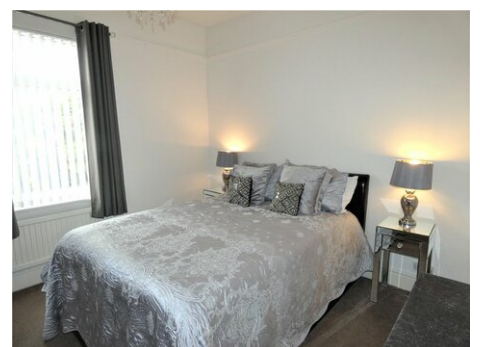
Rear: Westerly facing rear garden, around 50

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 - D £2277.00 (2024/25)



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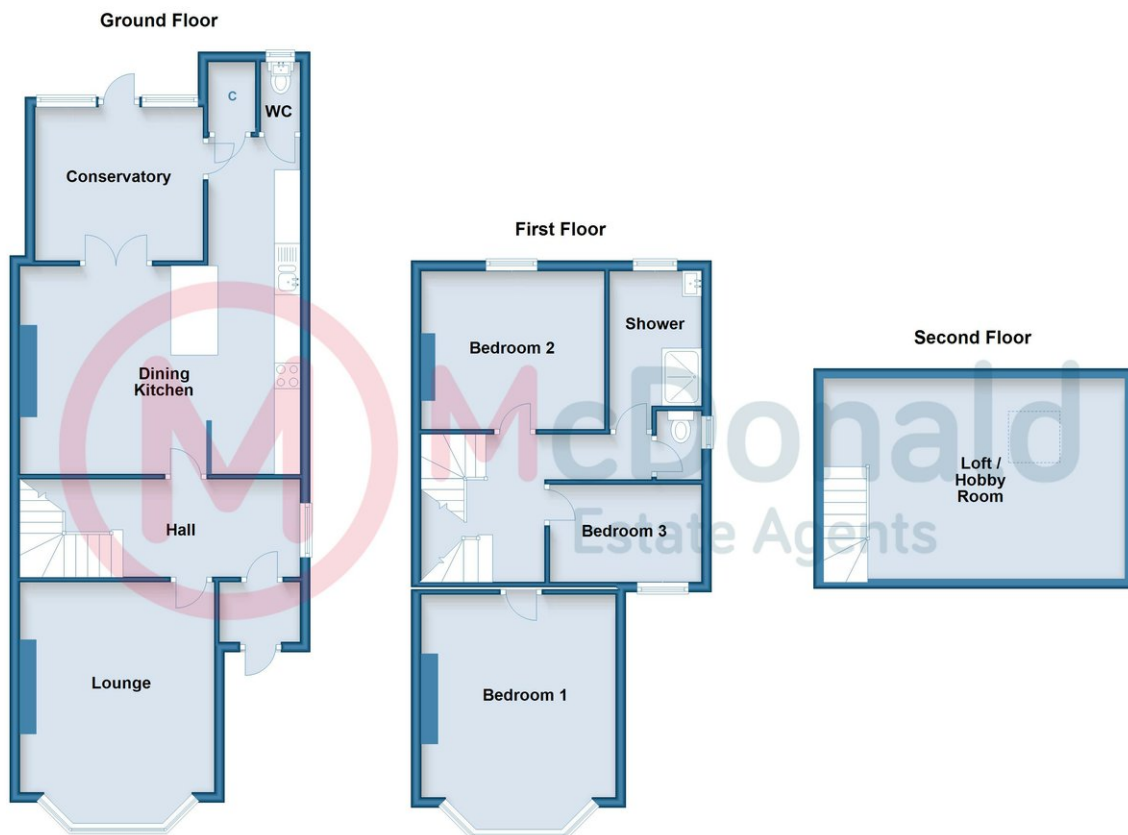


Directions: From our office travel directly south along Warbreck Drive, Holmfield Road is the fourth turning on the right.

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			76
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Holmfield Road

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