



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

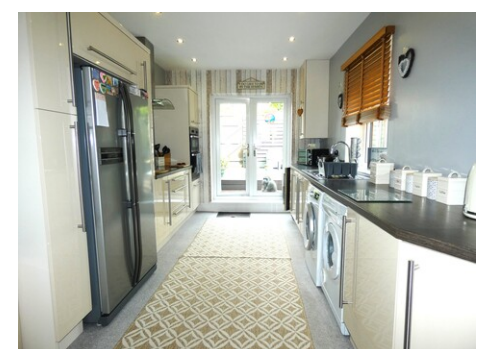


**169 Red Bank Road, Bispham
FY2 9EA**

£149,950

A traditional End Terrace home that has been lavished with that perfect mix of stylish character features and modern contemporary fittings. Sat in a really convenient location with all that Red Bank Road has to offer literally on the doorstep, 169 is a beautiful example of 'show home' style living, and is a credit to the current owners.

- Three Bedrooms - Master with en-suite
- Two Reception Rooms
- Superb Modern Kitchen
- Stunning Bathroom
- UPVC double glazing; Gas central heating
- Gardens



Successfully selling property since 1948.



Vestibule: UPVC double glazed door.

Hall:

Lounge: 14'10" x 12'7" (4.52 m x 3.84 m) Feature fireplace with inset living flame gas fire, TV point, Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Room: 13'5" x 13'9" (4.09 m x 4.19 m) TV point, UPVC double glazed French doors to rear garden, Radiator. Open to :-

Kitchen: 14'7" x 9'2" (4.44 m x 2.79 m) Modern fitted wall and base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink with mixer tap, Split level double oven and hob with extractor, Plumbed for washing machine, Integrated wine fridge, Plumbed for washing machine, UPVC double glazed window and French doors to rear garden, Vertical radiator.

First Floor:

Bedroom 1: 13'1" x 12'4" (3.99 m x 3.76 m) TV point, Coved ceiling, UPVC double glazed windows, Radiator.

En- Suite: Comprising; Step in shower, Low flush WC, Wash basin, Towel heater radiator.

Bedroom 2: 12'3" x 10'9" (3.73 m x 3.28 m) UPVC double glazed window, Radiator.

Bedroom 3: 9'3" x 7'0" (2.82 m x 2.13 m) UPVC double glazed window, Radiator.

Bathroom: Modern three piece bathroom comprising; Panelled bath, Pedestal wash basin, Low flush WC, UPVC double glazed window, Towel heater radiator.

Outside:

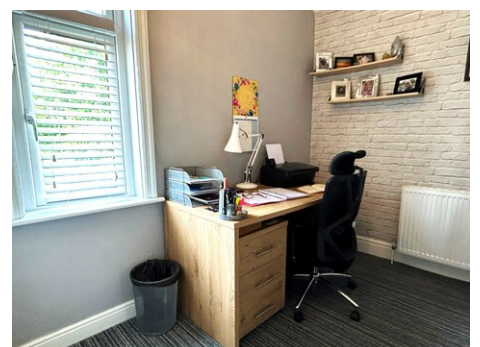
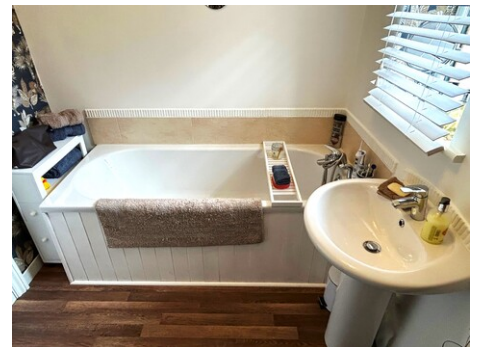
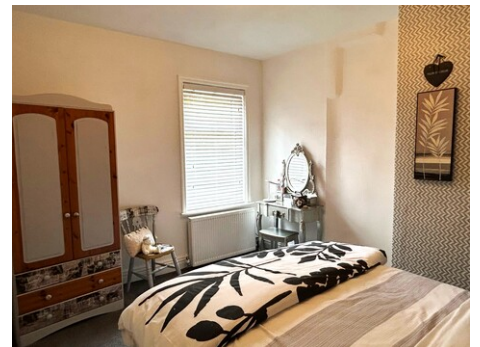
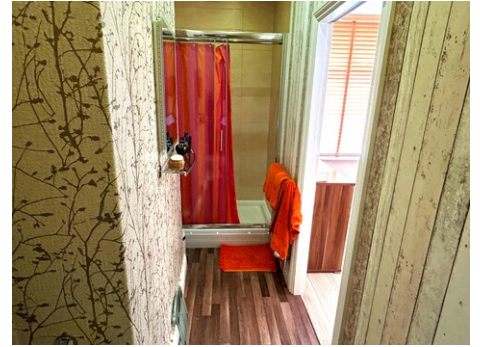
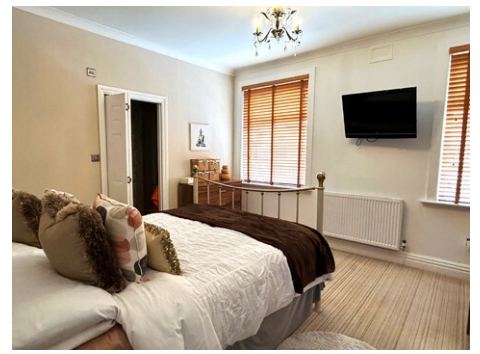
Front: A lovely alpine style front garden.

Rear: A stylish low maintenance rear garden, Mainly laid to timber deck with a gravel patio area.

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)



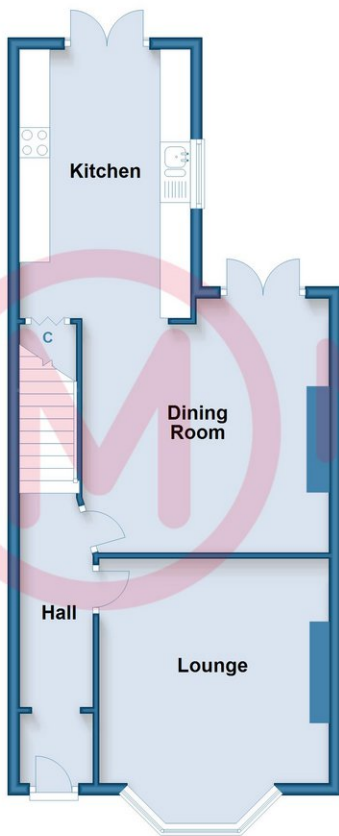
Directions: From our office, proceed inland along Red Bank Road and the property can be found a short distance down on the left hand side.

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 | | |
| (69-80) | C | | 80 |
| (55-68) | D | 62 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

Ground Floor



First Floor



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.

Red Bank Road

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

Award winning property sales since 1948.

