



97 Bispham Road, Bispham,  
Blackpool, FY2 0NR

**£109,950**

**\*\* ATTENTION INVESTORS \*\***

A FIVE Bedroom house over three floors, along with a Garage. The property DOES REQUIRE RE-FURBISHMENT so would be suited to CASH BUYERS, but has previously been tenanted and provided a combined income of £11,400 p/a. With the necessary permissions this superbly versatile property could potentially be returned to a retail outlet with accommodation, or possibly turned into flats.

**Sold with NO ONWARD CHAIN**

- Lounge; Dining room; Kitchen
- FIVE bedrooms; Bathroom
- UPVC double glazing; Gas central heating
- Rear yard
- Garage and parking

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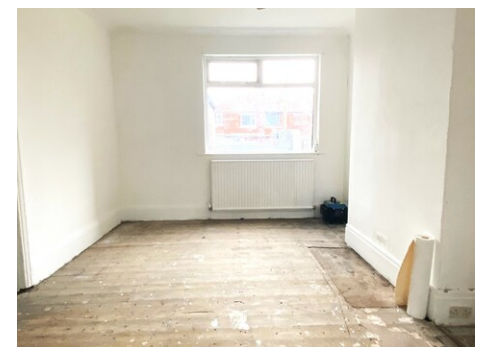
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**Porch:**

**Hall:** Built in cupboards, Understairs store, Radiator.

**Lounge:** 12'2" x 10'10" (3.70 m x 3.30 m) Coved ceiling, TV point, UPVC double glazed window, Radiator, Arch to:-

**Dining Room:** 12'10" x 10'10" (3.90 m x 3.30 m) Coved ceiling, UPVC double glazed, Radiator.

**Kitchen:** 11'6" x 8'2" (3.50 m x 2.50 m) Wall and base cupboard units with complementary roll edge work tops, One and a half bowl sink with mixer tap, Plumbed for washing machine, UPVC double glazed window and door, Radiator.

**First Floor:**

**Bedroom 1:** 12'6" x 10'6" (3.80 m x 3.20 m) UPVC double glazed window, Radiator.

**Bedroom 2:** 13'1" x 10'10" (4.00 m x 3.30 m) Built in wardrobes, UPVC double glazed window, Radiator.

**Bedroom 3:** 7'7" x 5'11" (2.30 m x 1.80 m) Coved ceiling, UPVC double glazed window.

**Bathroom:** Comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window.

**Second Floor:**

**Landing:**

**Bedroom 4:** 10'2" x 8'6" (3.10 m x 2.60 m) Built in storage, Double glazed Velux window, Radiator.

**Bedroom 5:** 16'9" x 6'7" (5.10 m x 2.00 m) Built in storage, UPVC double glazed window, Radiator.

**Outside:**

**Rear:** Westerly facing yard, Paved for ease of maintenance.

**Parking:** Garage and parking to the rear.

**Heating:** Gas central heating (last checked 01/03/23).

**Tenure:** We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - B £1688.52 (2023/24)

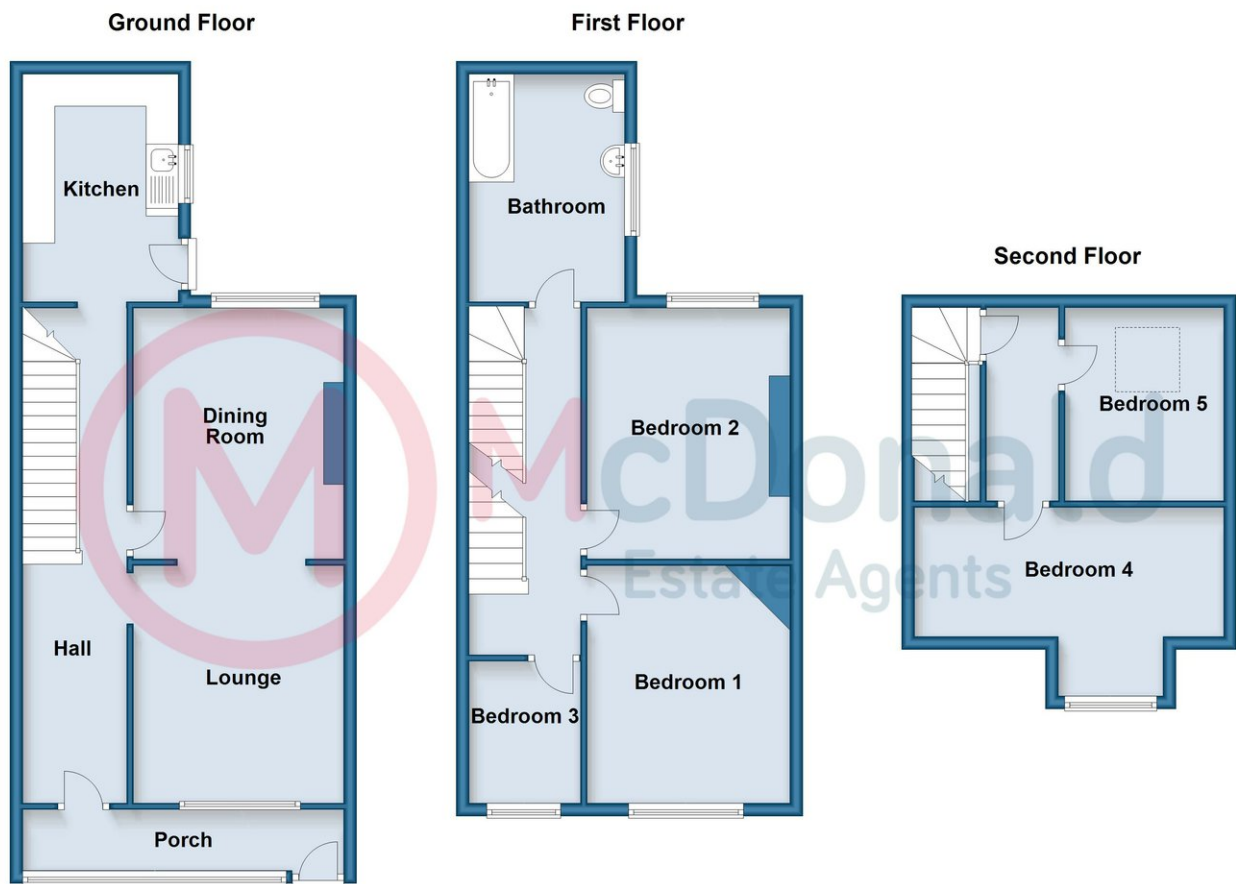


**Directions:** From our Bispham Office on Red Bank Road travel inland, at the roundabout take the third right into Bispham Road, the property is on the right hand side by the traffic lights.

**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)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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**Bispham Road**

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