



38 Argyll Road, Bispham, Blackpool,  
FY2 9UE

**£139,950**

**\*\*\* TRADITIONAL SPACIOUS SEMI DETACHED REQUIRING  
UPDATING \*\*\***

This **SPACIOUS** semi-detached house does require further modernisation throughout and thus presents excellent potential as a lovely family home or refurbishment project.

The property has **THREE** bedrooms the smallest being almost 10ft x 8ft. Two separate reception rooms, a kitchen **PLUS** utility and additional ground floor WC.

There are also sizeable rear garden with established flowered beds, measuring **OVER 50ft.**

**No onward chain.**

- THREE bedrooms
- Lounge • Dining Room
- Kitchen
- Utility / WC
- Bathroom
- UPVC double glazing
- Gas central heating
- Gardens (50ft to rear)

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**Hall:** Staircase, Coved ceiling, Picture rail, Radiator.

**Cloaks:** Meter cupboards, UPVC double glazed window.

**Lounge:** 16'4" x 12'1" (4.98 m x 3.68 m) Fitted gas fire with tiled surround, Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

**Dining Room:** 13'10" x 11'8" (4.22 m x 3.56 m) Fitted gas fire with marble surround, Coved ceiling, Picture rail, UPVC double glazed window and rear door, Radiator.

**Kitchen:** 9'10" x 7'2" (3.00 m x 2.18 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Two UPVC double glazed windows, Radiator.

**Utility Room:** 7'4" x 6'5" (2.24 m x 1.96 m) Plumbed for washing machine, Built in wall and base cupboards, UPVC double glazed window and rear door.



### First Floor:

**Landing:** UPVC double glazed window.

**Bedroom 1:** 15'10" x 11'4" (4.83 m x 3.45 m) Built in wardrobes to alcoves, Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 13'11" x 10'8" (4.24 m x 3.25 m) Built in wardrobes to alcoves, Picture rail, UPVC double glazed window, Radiator.

**Bedroom 3:** 9'11" x 7'8" (3.02 m x 2.34 m) Picture rail, UPVC double glazed window, Radiator.



**Shower Room:** Comprising; Shower cubicle, Pedestal wash basin, Built in storage cupboard housing combi gas central heating boiler, Tiled walls, UPVC double glazed window, Tiled walls.

**Separate WC:** Low flush WC, Tiled wall, UPVC double glazed window.



### Outside:

**Front:** Concreted with established inset flower beds.

**Rear:** Mostly paved with numerous established plants and shrubs and inset and border flowerbeds, Timber shed. Over 50' in length.

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

**Tenure:**

**Council Tax:** Band - C £2024.00 (2024/25)



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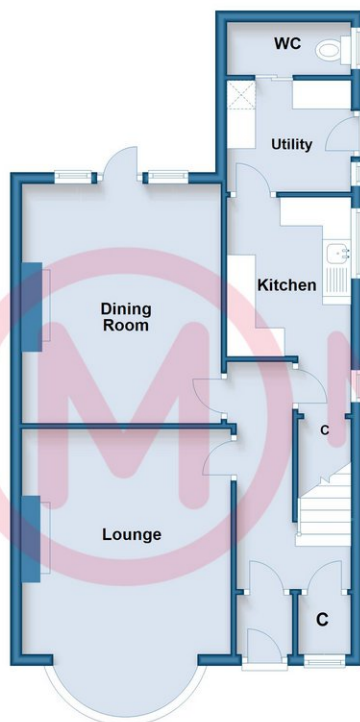
**Directions:** Take Devonshire Road (travelling north) to the roundabout at Warbreck Hill Road, take the first exit onto Warbreck Hill Road where Argyll Road can be found sixth on the right.

**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.

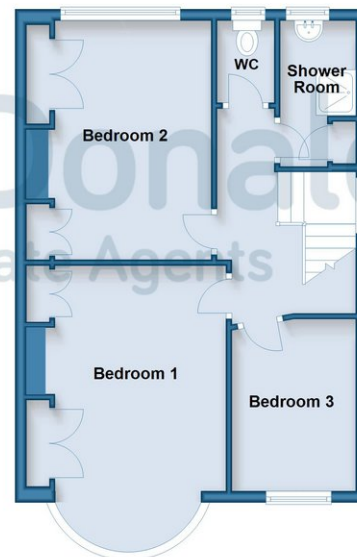
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	65	
(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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Argyll Road

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