



209 Holmfield Road, Bispham,  
Blackpool, FY2 9LJ

**£195,000**

This Semi Detached family sized home has been **TRANSFORMED** in recent years by the current owner to include Kitchen, Bathroom, Boiler and a contemporary decor theme throughout. A great spot just one road back from the seafront.

- Two Reception rooms
- Modern Fitted Dining Kitchen over 21' in length
- Three Bedrooms
- Modern FIVE piece Bathroom
- CCTV & Alarm
- Cat 6 cabling
- Garage & Driveway

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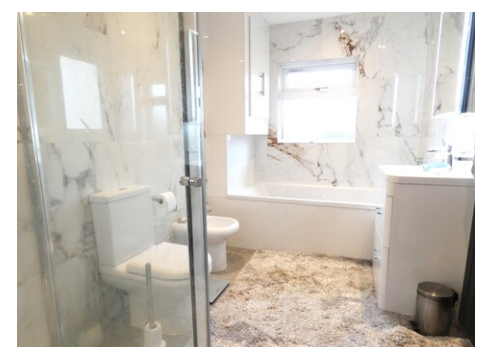
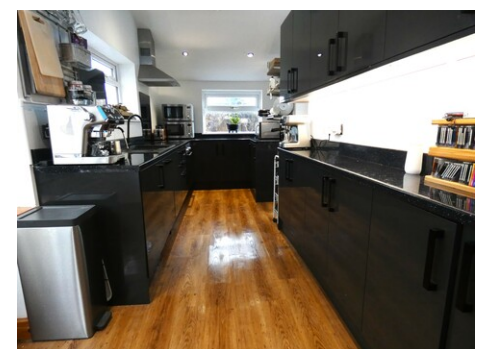
**McDonald**  
Estate Agents

**Fylde Coast Property Hub**

81-83 Red Bank Road, Bispham, FY2 9HZ  
01253 398 498



sales@mcdonaldproperty.co.uk  
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**Vestibule:** Meter cupboard, UPVC double glazed door.

**Hall:** Coved ceiling, Understairs storage, UPVC double glazed door, Radiator.

**Lounge:** 14'4" x 11'3" (4.37 m x 3.43 m) TV point, coved ceiling, UPVC double glazed bay window, Radiator.

**2nd Lounge:** 15'8" x 11'0" (4.78 m x 3.35 m) Feature fireplace with inset living flame gas fire, TV point, UPVC double glazed window, Radiator.

**Dining Kitchen:** 21'7" x 6'8" (6.58 m x 2.03 m) Modern fitted wall and base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink with mixer tap, Built in oven and hob with extractor over, Integrated dishwasher, washing machine and dryer, Recessed lighting, UPVC double glazed windows and door, Radiator.

**First Floor:**

**Landing:** Loft access, UPVC double glazed window.

**Bedroom 1:** 14'4" x 11'0" (4.37 m x 3.35 m) UPVC double glazed bay window, Radiator.

**Bedroom 2:** 15'8" x 11'0" (4.78 m x 3.35 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 7'7" x 6'9" (2.31 m x 2.06 m) Picture rail, UPVC double glazed window, Radiator.

**Bathroom:** Modern fitted five piece bathroom comprising; Panelled bath, Step in shower cubicle, Vanity wash basin, Low flush WC, Bidet, Tiled walls and floor, Recessed lighting, UPVC double glazed windows, Vertical radiator.

**Outside:**

**Front:** Laid to gravel.

**Rear:** Lawn with block paved patio area.

**Parking:** Garage and driveway.

**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 - C £2024.00 (2024/25)



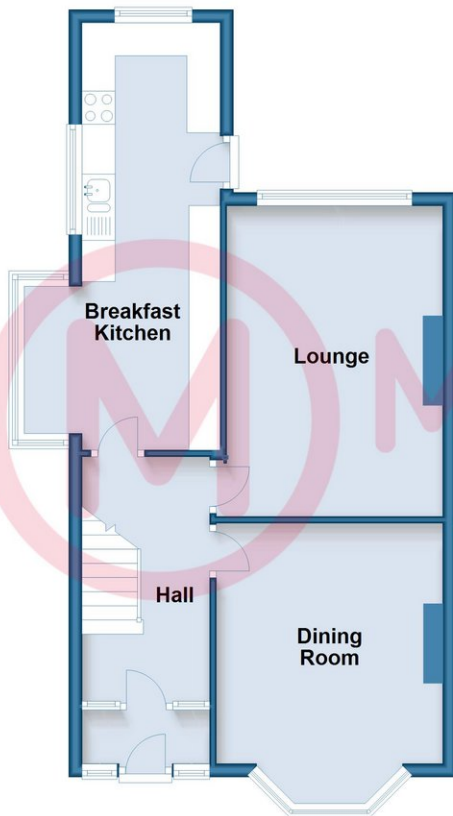
**Directions:** From our office on Red Bank Road, take Warbreck Drive heading south and turn fourth right onto Holmfield Road.

**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.

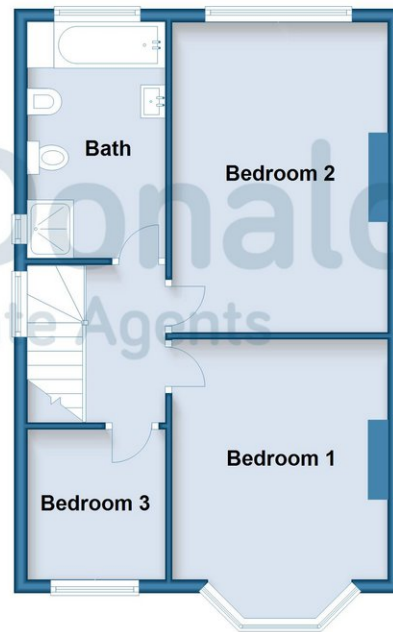
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(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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**Holmfield Road**

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