



20 Edmonton Place, Bispham,
Blackpool, FY2 0UT

£63,000

A one Bedroom (plus Study/nursery) purpose built first floor flat, which benefits from UPVC double glazing and gas central heating, and would make a great first time buy/downsize, or Buy-To-Let opportunity.

Sold with NO ONWARD CHAIN.

- Lounge; Kitchen
- One Bedroom plus a Study/Nursery
- Bathroom
- UPVC double glazing
- Gas central heating
- Communal gardens

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Private Entrance: Meter cupboard, UPVC double glazed windows and door, Staircase to:-

First Floor:

Hall: Loft access, Radiator.

Lounge: 13'5" x 9'9" (4.09 m x 2.97 m) TV point, Coved ceiling, UPVC double glazed window, Radiator.

Kitchen: 11'8" x 7'4" (3.56 m x 2.24 m) Wall and base cupboard units with complementary roll edge worktops, Electric cooker point, Plumbed for washing machine, Built in cupboard, UPVC double glazed window.

Bedroom: 11'4" x 10'4" (3.45 m x 3.15 m) UPVC double glazed window, Radiator.

Study/Nursery: UPVC double glazed window, Radiator.

Bathroom: Three piece suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Extractor fan.

Outside: Communal gardens.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 91 years remaining from March 1990; Service charge £257.56 per annum, Ground rent £10 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1518.00 (2024/25)



Directions: Travel inland along Red Bank Road, at the roundabout take the third exit into Bispham Road, turn third left into Low Moor Road and Edmonton Place is the fourth turning 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	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Floor Plan



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Edmonton Place

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