



107 Ashfield Road, Bispham
Blackpool, FY2 0BU

£189,950

Superb semi-detached bungalow, located in a fantastic spot in Bispham - with local shops, bus links and amenities on the door step!

This lovely home has been updated throughout in recent years and now boasts modern décor, plus newly fitted kitchen and bathroom facilities. The ground floor offers a huge master bedroom to the front, modern fitted shower room, with open plan living to the rear with lounge open to the kitchen/diner - both onlooking the generous westerly facing rear garden. Heading upstairs, you will find a second double bedroom plus additional W/C.

In addition to the large, west facing rear garden, the outside of the property also offers a converted garage, supplemented by the driveway at the front with ample off street parking for multiple vehicles.

Sold with NO ONWARD CHAIN!

- Semi-detached bungalow
- Open plan living
- Modern décor throughout

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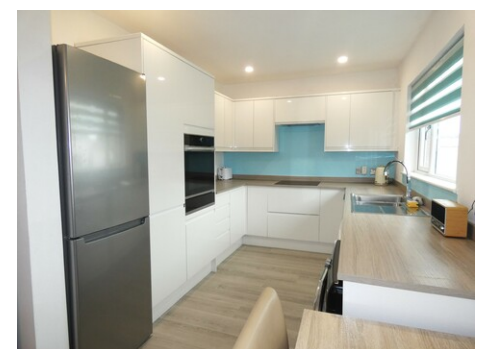
81-83 Red Bank Road, Bispham, FY2 9HZ

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- Stunning fitted kitchen
- Contemporary bathroom facilities
- Large west facing rear garden
- Ample off street parking
- Converted garage
- NO CHAIN



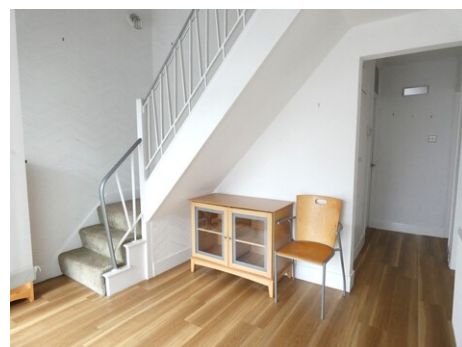
Hall: Meter cupboard, Airing cupboard, Stairs to the first floor, UPVC double glazed front door and windows, Radiator.

Living/Dining Area: 11'9" x 10'11" (3.58 m x 3.33 m) UPVC double glazed patio doors to rear, Radiator. Open to:-



Kitchen: 10'9" x 8'3" (3.28 m x 2.51 m) Modern Range of wall and base cupboard units with complementary worktops, Single drainer stainless steel sink with mixer tap, Integrated eye level oven, Integrated electric Hob with extractor over, Plumbed for washing machine, Space for Fridge freezer, UPVC double glazed window to rear, Radiator.

Bedroom 2: 15'7" x 10'11" (4.75 m x 3.33 m) UPVC double glazed window to front, Radiator.



Shower Room: Three piece comprising; Step in shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls, UPVC double glazed window, Heated towel rail radiator.

First Floor:

Landing: Loft access.

Bedroom 1: 10'11" x 10'1" (3.33 m x 3.07 m) Fitted mirrored wardrobes, Built in storage cupboard, UPVC double glazed window to rear, Radiator.



First floor W/C: UPVC double glazed window to side, Low flush W/C, vanity hand basin. Under eaves storage.

Outside:

Front: Laid to pattern imprinted concrete.

Rear: A stunning rear garden, Mainly laid to gravel with artificial lawn area, Timber deck area, Borders containing trees and shrubs, Security lighting.



Garage/Parking: Converted concrete sectional garage. Off street parking to the front.

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)

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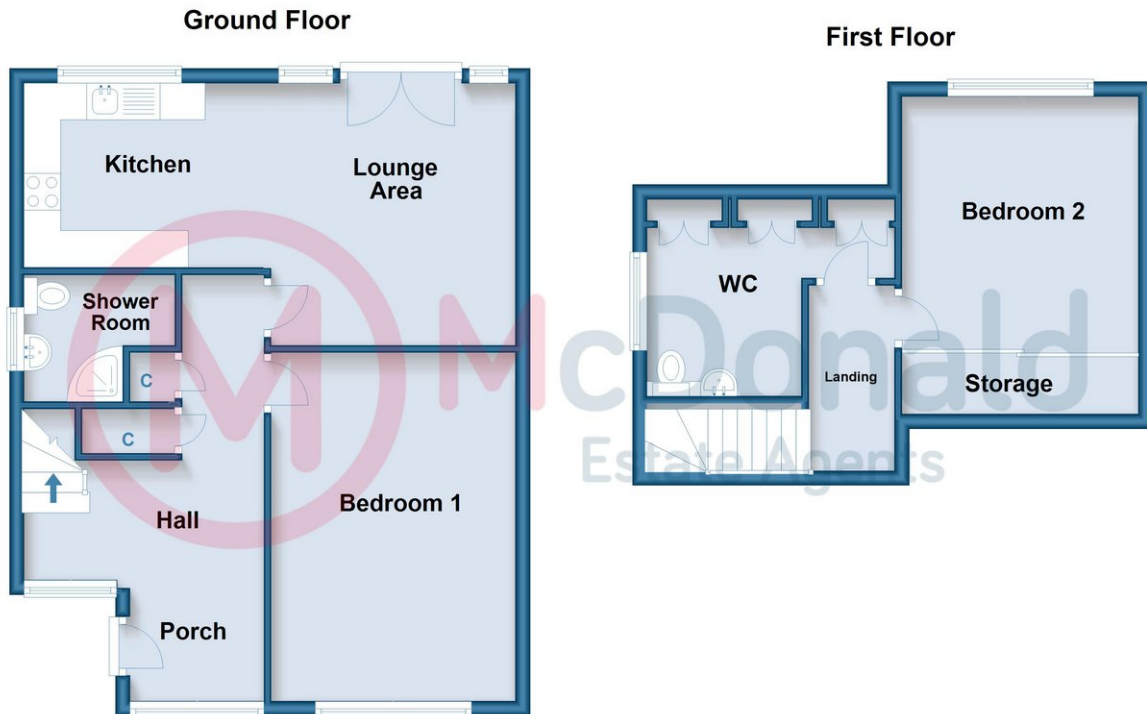


Directions: Take Red Bank Road inland to the roundabout, carry straight on through the village and over the mini roundabout and turn left onto Ashfield Road. the property can be found a short way along on the left hand side.

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		72
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Plan produced using PlanUp.

Ashfield Road

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