



McDonald

Estate Agents

Fylde Coast Property Hub

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52 Limerick Road, Bispham,
Blackpool, FY2 0LH



£124,950

An End Garden Terraced Home with UPVC double glazing,
gas central heating and a modern decor theme throughout.
A perfect first time buy, sold with NO ONWARD CHAIN.

- Lounge; Dining Area
- Recently fitted Kitchen
- THREE bedrooms
- Bathroom
- UPVC double glazing
- Gas central heating
- Gardens - over 40' to the rear
- Possible Garage space
- Recent re-roof



Successfully selling property since
1948.



Lounge: 13'3" x 12'0" (4.04 m x 3.66 m) Meter cupboard, TV point, Wood effect laminate flooring, UPVC double glazed bay window and door, Radiator. Arch to:-

Dining Area: 9'2" x 7'10" (2.79 m x 2.39 m) Wood effect laminate flooring, UPVC double glaze windows and door, Radiator.

Kitchen: 9'2" x 7'10" (2.79 m x 2.39 m) Recently fitted wall and base cupboard units, Complementary roll edge worktops, Electric oven and hob, Single drainer stainless steel sink with mixer tap, Plumbed for washing machine, Recessed lighting, Two UPVC double glazed windows.

First Floor:

Landing: Built in cupboard, UPVC double glazed window.

Bedroom 1: 12'0" x 10'0" (3.66 m x 3.05 m) Fitted wardrobes, UPVC double glazed bay window, Radiator.

Bedroom 2: 10'0" x 9'2" (3.05 m x 2.79 m) UPVC double glazed window, Radiator.

Bedroom 3: 6'7" x 6'0" (2.01 m x 1.83 m) Built in cupboards, UPVC double glazed window, Radiator.

Bathroom: Comprising; White panelled bath with shower over, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.

Outside:

Front: Mainly concreted.

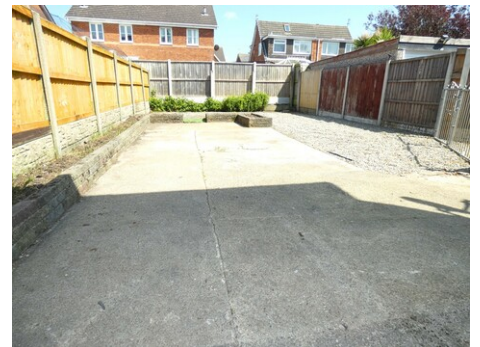
Rear: Over 40' in length, Laid to concrete and gravel with raised beds.

Parking: Possible garage space to the rear and possible 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 - B £1771.00 (2024/25)



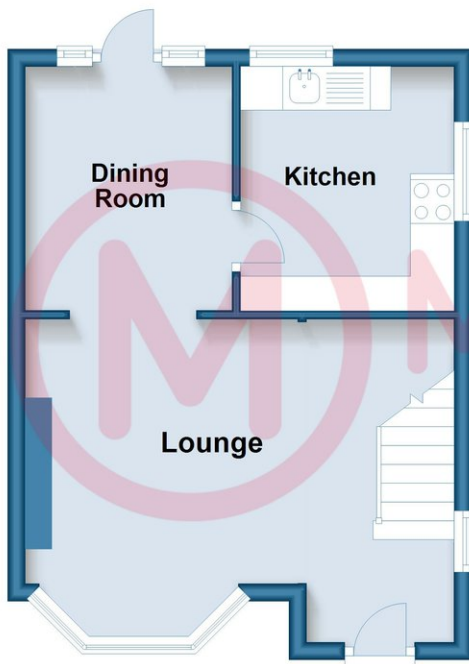
Directions: Travel inland along Red Bank Road taking the fourth turning at the roundabout into Devonshire Road, then take the second left into Galway Avenue and third right into Limerick Road.

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 plus)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Limerick Road

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