



**McDonald**

Estate Agents

**Fylde Coast Property Hub**

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153 Holmfield Road, Bispham,  
Blackpool, FY2 9PD

**£210,000**

Occupying a great location, just one road back from the Promenade, a traditional style DETACHED home, with a modern decor theme, and well proportioned accommodation throughout. To the ground floor are two reception rooms measuring over 16' & 17', and a Kitchen in excess of 21', whilst to the first floor are three Bedrooms and a super four piece Bathroom. Sold with NO ONWARD CHAIN.

- Two Reception rooms
- Kitchen - over 21' in length
- Three Bedrooms
- Four piece Bathroom
- UPVC double glazing
- Gas central heating
- Gardens
- Garage



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**Vestibule:** Meter cupboard, UPVC double glazed door.

**Hall:** Coved ceiling, Laminate flooring, Recessed lighting, Radiator.

**Lounge:** 16'10" x 12'4" (5.13 m x 3.76 m) Wood burning stove, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

**Dining Room:** 17'5" x 11'4" (5.31 m x 3.45 m) Fireplace with wood burning stove, Coved ceiling, Laminate flooring, UPVC double glazed bay window, Radiator. Open to:-

**Kitchen:** 21'2" x 6'11" (6.45 m x 2.11 m) Wall and base cupboard units with complementary work surfaces, One and a half bowl sink with mixer tap, Gas cooker point with extractor, Plumbed for washing machine, Recessed lighting, Tiled flooring, UPVC double glazed windows and door, Radiator.

**First Floor:**

**Bedroom 1:** 16'10" x 11'4" (5.13 m x 3.45 m) Coved ceiling, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 17'5" x 10'10" (5.31 m x 3.30 m) Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

**Bedroom 3:** 8'10" x 7'0" (2.69 m x 2.13 m) Coved ceiling, TV point, recessed lighting, UPVC double glazed window, Vertical radiator.

**Outside:**

**Front:** Laid to pattern imprinted concrete.

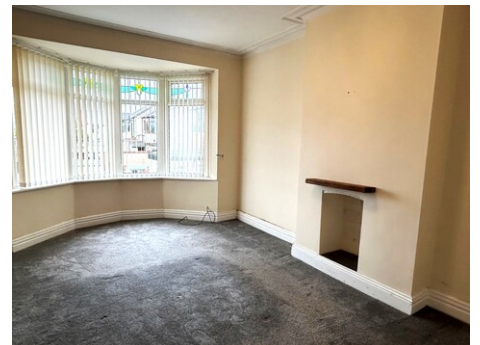
**Rear Garden:** A combination of artificial lawn, slate chippings and timber decking, with two summerhouses.

**Parking:** Attached Garage and private drive.

**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 - D £2277.00 (2024/25)



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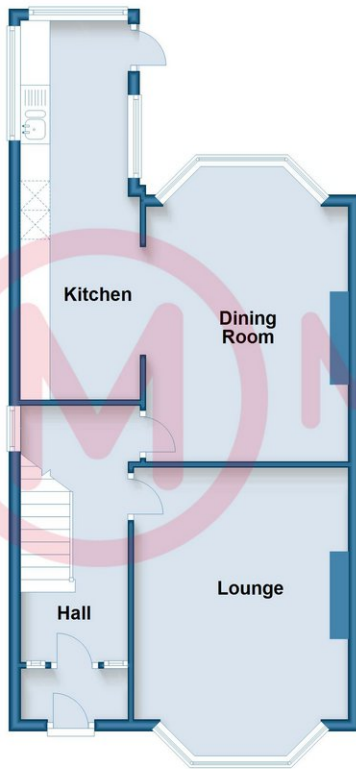
**Directions:** From our office on Red Bank Road travel directly south along Warbreck Drive, Holmfield Road is the fourth turning on the right.

**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.

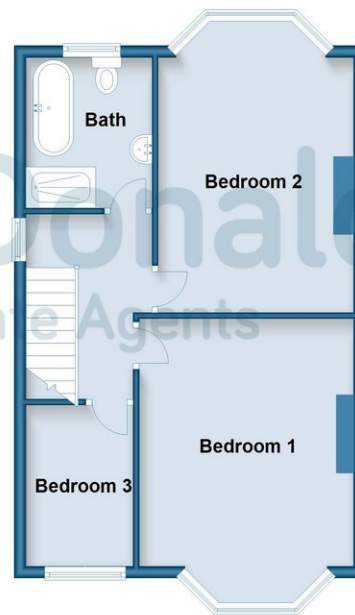
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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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