



9 Argyll Court, Argyll Road, Bispham,
Blackpool, FY2 9UF

£135,000

WOW... WOW... WOW !!

Is this the most **STUNNING** Apartment currently available in FY2 ? Meticulously transformed by the current owner and offering a standard of living rarely available at this price point, words and photos do not come close to doing justice to no.9 - arrange a viewing and see for yourself !

- Lounge
- Superb modern fitted Kitchen
- Two **DOUBLE** Bedrooms
- Stunning Shower room
- Westerly facing Balcony
- UPVC double glazing
- Gas central heating
- Garage
- Top floor position (stairlift if required)

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1948.



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Communal Entrance: Stairs to all floors.

Private Entrance:

Hall: Built in cupboard, UPVC double glazed door, Radiator.

Lounge: 16'0" x 12'1" (4.88 m x 3.68 m) Feature media wall with inset fire, Coved ceiling, TV point, Vertical radiator, UPVC double glazed windows and door to balcony.

Kitchen: 12'0" x 7'10" (3.66 m x 2.39 m) Superb modern fitted wall and base cupboard units with low profile worktops, Built in combination oven and hob with extractor over, Integrated dishwasher, Plumbed for washing machine, Integrated fridge freezer, Recessed lighting, UPVC double glazed window, Radiator.

Bedroom 1: 20'4" x 10'0" (6.20 m x 3.05 m) Fitted wardrobes and overhead storage, UPVC double glazed window, Radiator.

Bedroom 2: 14'10" x 9'10" (4.52 m x 3.00 m) TV point, Coved ceiling, UPVC double glazed window, Radiator.

Shower Room: Stunning modern three piece comprising; Walk in shower, Integrated vanity wash basin and WC, Tiled walls and floor, Recessed lighting, Towel heater radiator.

Parking: Garage.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; Service charge: £300 per quarter. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1771.00 (2024/25)



Directions: Opposite our Bispham Office on Red Bank Road travel directly south along Warbreck Drive turning seventh left into Shaftesbury Avenue and then second right into Argyll 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			



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Argyll Court

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 your FREE market appraisal.

