



132 Red Bank Road, Bispham
FY2 9DZ

£164,950

A traditional Mid Terrace home that has been the subject of a comprehensive re-furbishment program, to include recently fitted Kitchen and Bathroom facilities and a contemporary decor theme throughout. Sat in a really convenient location with all that Red Bank Road has to offer right on the doorstep, 132 is a great example of 'ready to go' living, and is sold with NO ONWARD CHAIN.

- FOUR Bedrooms
- Modern Bathroom
- Two Reception Rooms
- Superb Modern Kitchen
- Utility
- Ground floor WC
- UPVC double glazing; Gas central heating
- Gardens - Southerly facing rear
- Garage

Successfully selling property since
1948.



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Vestibule: Tiled floor, UPVC double glazed door.

Hall: Meter cupboard, Wood effect laminate flooring, Radiator.

WC: Low flush WC with integrated wash basin, Tiled walls, Wood effect laminate flooring.

Lounge: 15'5" x 14'9" (4.70 m x 4.50 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Room: 15'7" x 12'8" (4.75 m x 3.86 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed patio doors, Radiator.

Breakfast Kitchen: 16'1" x 9'2" (4.90 m x 2.79 m) Superb recently fitted wall and base cupboard units with complementary worktops, Single drainer sink with mixer tap, Split level oven and hob with extractor over, Integrated microwave, Plumbed for washing machine, Recessed lighting, UPVC double glazed window, Vertical radiator.

Utility Room: 12'7" x 10'2" (3.84 m x 3.10 m) Wall and base units, UPVC double glazed door, Personal door to garage.

First Floor:

Landing:

Bedroom 1: 15'5" x 11'6" (4.70 m x 3.51 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 12'10" x 12'2" (3.91 m x 3.71 m) UPVC double glazed window, Radiator.

Bedroom 3: 9'6" x 7'7" (2.90 m x 2.31 m) UPVC double glazed window, Radiator.

Bedroom 4: 9'6" x 7'3" (2.90 m x 2.21 m) UPVC double glazed window, Radiator.

Bathroom: Stunning, modern three piece suite comprising; 'P' shape bath with shower over, Vanity wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Vertical radiator.

Outside:

Front: Established plants and shrubs.

Rear: Southerly facing with a composite decking area and established trees and shrubs.

Parking: 16'0" x 10'6" Garage to the rear.

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 £1171.00 (2024/25)



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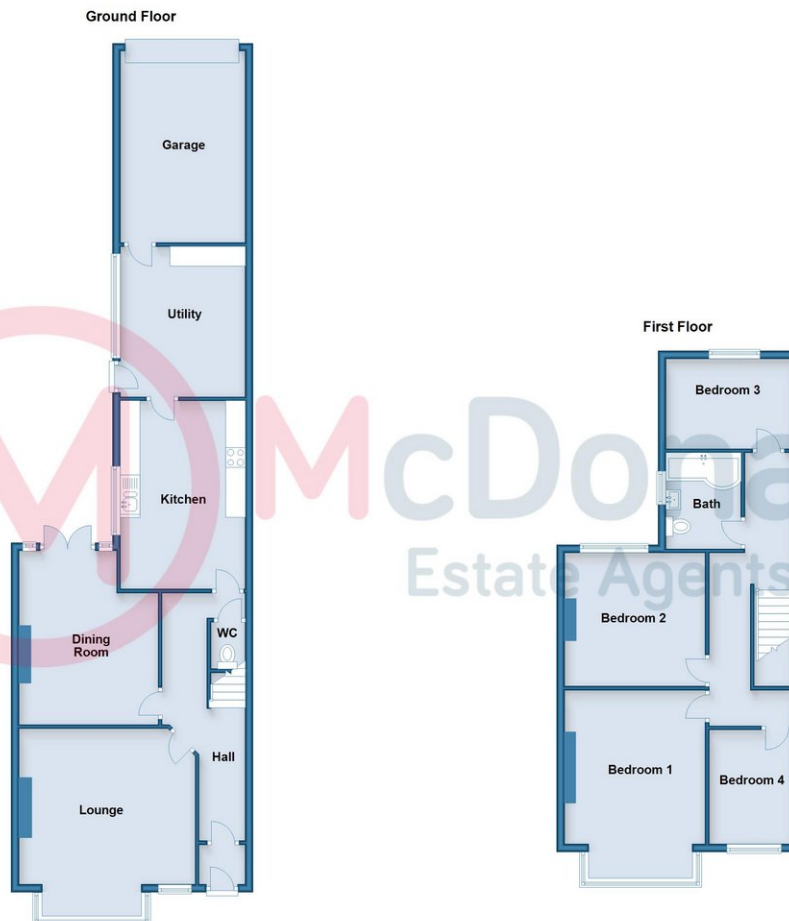


Directions: From our office head inland and the property can be found on the right hand side.

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



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Red Bank Road

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