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118 Red Bank Road, Bispham,
Bispham, Blackpool, FY2 9DZ

£135,000

This Mid Garden Terraced house would benefit from a little upgrading, but offers superbly **SPACIOUS ACCOMMODATION** throughout. To the ground floor are the two separate Reception rooms, plus a Breakfast Kitchen and large Utility, whilst to the first floor are the **FIVE BEDROOMS**. A great location within just 500 metres of both Bispham Village in one direction and the Promenade in the other.

- Five Bedrooms
- Two separate Receptions
- Breakfast Kitchen
- Utility
- Ground floor WC
- Southerly facing rear



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Porch: UPVC double glazed windows and door.

Hall: Coved ceiling, Meter cupboard.

Lounge: 15'1" x 14'9" (4.60 m x 4.50 m) Fireplace, Coved ceiling, UPVC double glazed bay window, TV point, Double doors to:-

Dining Room: 13'2" x 12'2" (4.01 m x 3.71 m) Coved ceiling, UPVC double glazed window.

Breakfast Kitchen: 13'8" x 11'9" (4.17 m x 3.58 m) Attractive fitted wall and base cupboard units with complementary roll edge worktops, One and a half bowl sink, Built in oven and hob with extractor hood, Understairs storage, UPVC double glazed window.

Utility Room: Base units with complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, UPVC double glazed window.

WC: Low flush WC.

First Floor:

Landing: Built in storage cupboards with power.

Bedroom 1: 15'6" x 12'3" (4.72 m x 3.73 m) UPVC double glazed bay window.

Bedroom 2: 12'2" x 11'0" (3.71 m x 3.35 m) UPVC double glazed window, Vanity wash basin.

Bedroom 3: 8'8" x 8'1" (2.64 m x 2.46 m) UPVC double glazed window.

Bedroom 4: 9'7" x 6'5" (2.92 m x 1.96 m) Wash basin, UPVC double glazed window.

Bedroom 5: 12'8" x 5'10" (3.86 m x 1.78 m) UPVC double glazed window.

Bathroom: Comprising; Panelled bath with shower over, Pedestal wash basin, Storage cupboard, Tiled walls, UPVC double glazed window.

Separate WC: Low flush WC, UPVC double glazed window.

Outside:

Front: Established trees and shrubs.

Rear: Southerly facing, A combination of paving and timber deck with an artificial lawn area.

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)



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Directions: From our office on Red Bank Road, 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		85
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Red Bank Road

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