



14 Hesketh Court, Queens Promenade, Bispham, FY2 9JJ

£75,000

A top floor Maisonette in a Promenade located development. Number 14 is situated on the Southerly facing elevation so enjoys lovely sunnier sea views from the Balcony.

Whilst needing modernising throughout, there is no denying the potential this has to be a beautiful apartment by the sea side!!

Sold with NO ONWARD CHAIN.

- Sea Views
- South Facing Balcony
- Through Lounge/Dining area
- Kitchen
- Two Double Bedrooms
- Bathroom
- Virtual full double glazing
- Garage

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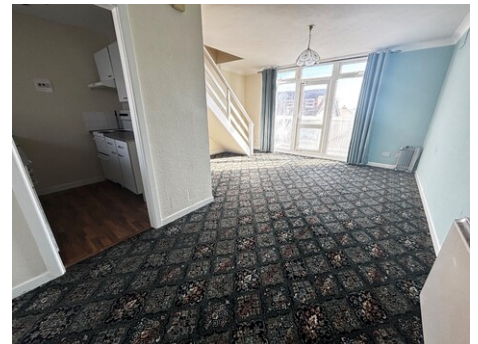
81-83 Red Bank Road, Bispham, FY2 9HZ

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Communal Entrance:

Private Entrance:

Through Lounge: 18'11" x 15'0" (5.77 m x 4.57 m) Coved ceiling, TV point, UPVC double glazed window and door to the Southerly facing balcony, Security intercom.

Kitchen: 6'11" x 6'7" (2.11 m x 2.01 m) Wall and base cupboard units with complementary roll edge worktops, Stainless steel sink unit, Electric cooker point, Extractor hood.

First Floor:

Bedroom 1: 11'7" x 9'5" (3.53 m x 2.87 m) Built in cupboard, UPVC double glazed window.

Bedroom 2: 10'0" x 8'8" (3.05 m x 2.64 m) UPVC double glazed window.

Bathroom: Comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Electric wall heater.

Parking: Garage.

Tenure: We have been informed that the property is leasehold; 999 years from 1970; Service charge is £125 per month; Ground rent is £10 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1860.61 (2025/26)



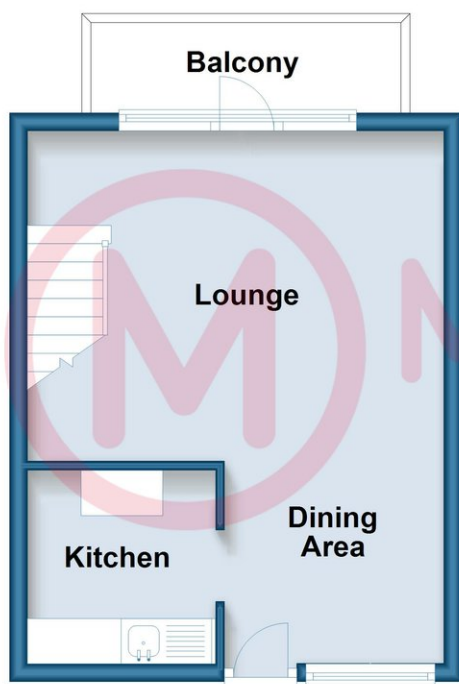
Directions: Take Red Bank Road and proceed towards the sea front and turn left into Queens Promenade. Hesketh Court is situated almost immediately on your left hand side, on the corner of Hesketh Avenue.

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		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Second Floor



Third Floor



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Hesketh Court

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