



114 Kinraig Place, Bispham,
Blackpool, FY2 0NB

Offers Over £65,000

A FIRST FLOOR purpose built flat, offering upto three Bedrooms or Two Bedrooms plus a Study/Nursery. Situated in a convenient spot facing onto Ashfield Road and overlooking the College, 114 would make an excellent step onto the property ladder or a viable Buy to Let, and is sold with NO ONWARD CHAIN.

- Up to Three Bedrooms
- Lounge
- Modern style Kitchen
- Bathroom
- UPVC double glazing
- Electric heating

Successfully selling property since
1948.



McDonald

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Private Entrance: Staircase to the first floor.

Hall: Loft access.

Lounge: 12'7" x 11'8" (3.84 m x 3.56 m) Coved ceiling, UPVC double glazed windows to two elevations, TV point, Electric wall heater.

Kitchen: 10'5" x 8'7" (3.17 m x 2.62 m) Modern style wall and base cupboard units, Built in oven and hob with extractor over, Single drainer stainless steel sink with mixer tap, Walk in cupboard, UPVC double glazed window.

Bedroom 1: 12'8" x 10'5" (3.86 m x 3.17 m) UPVC double glazed window, Electric wall heater.

Bedroom 2: 12'8" x 6'6" (3.86 m x 1.98 m) UPVC double glazed window, Electric wall heater.

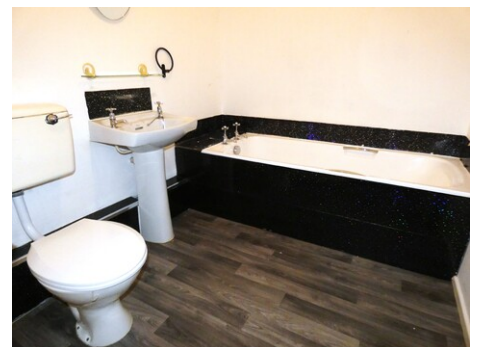
Bedroom 3: 10'5" x 7'6" (3.17 m x 2.29 m) T-shape, UPVC double glazed window.

Bathroom: Three piece bathroom comprising; Panelled bath, Pedestal wash basin, Low flush WC.

Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; Approximately 99 years; Ground rent: £10 per annum; Service charge: £80 pcm. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1594.81 (2025/26)

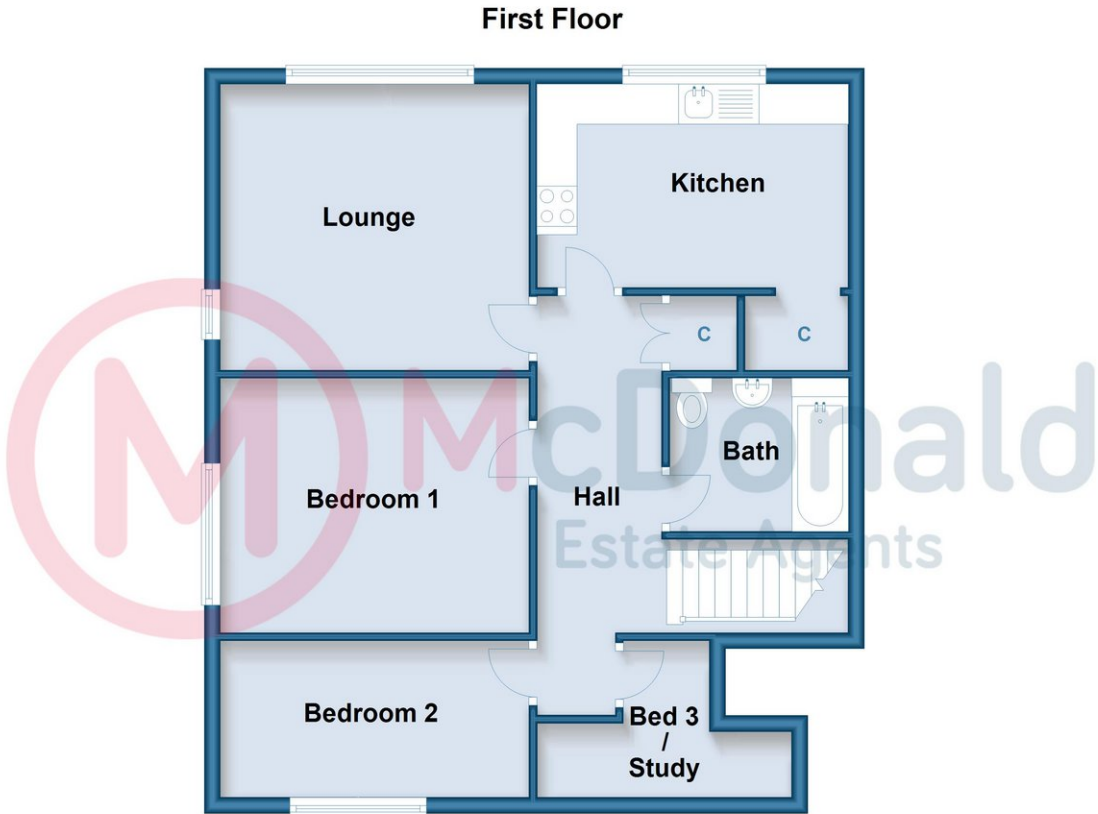


Directions: From our office on Red Bank Road travel inland, over the roundabout and through the village onto Ingthorpe Avenue and to the junction with Ashfield Road. Turn left and continue to the roundabout with Kincaig Road and turn right. Kincaig Place is first on the left.

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		78
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Kincaig Place

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