



66 Argyll Road, Bispham, Blackpool,  
FY2 9UE

**£205,000**

This Semi Detached home has been **EXTENDED** to the side to provide an attached Garage and Utility room, to the rear with a Conservatory, and 'up' for a loft/hobby room. The property also boasts a rear garden around 50' in length, and is sold with **NO ONWARD CHAIN**.

- Three Bedrooms,
- Lounge
- Dining room
- Modern style Kitchen
- Utility room
- Three piece Shower room
- Loft/Hobby room
- UPVC double glazing
- Gas central heating
- Gardens (around 50' to rear)

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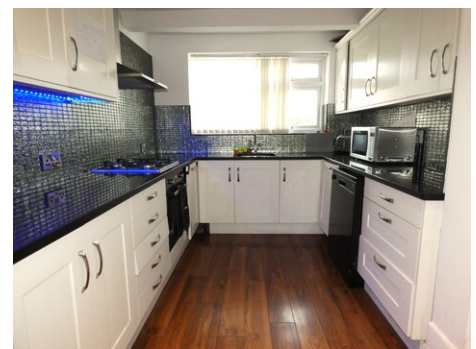
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**Vestibule:** Tiled floor, UPVC double glazed door.

**Hall:** Coved ceiling, UPVC double glazed window, Radiator.

**WC:** Low flush WC, Wash basin, Tiled walls.

**Lounge:** 12'9" x 12'3" (3.89 m x 3.73 m) TV point, Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

**Dining Room:** 13'1" x 11'2" (3.99 m x 3.40 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed patio doors. Archway to:-

**Kitchen:** 16'3" x 8'6" (4.95 m x 2.59 m) Modern style wall and base cupboard units with granite finish worktops, Recessed sink, Plumbed for dishwasher, Built in oven and hob with extractor, Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Utility Room:** 11'10" x 8'0" (3.61 m x 2.44 m) Wall and base cupboard units with complementary roll edge worktops, single drainer stainless steel sink, Plumbed for washing machine, UPVC double glazed window and door.

**Conservatory:** 11'9" x 8'0" (3.58 m x 2.44 m) Tiled floor, UPVC double glazed windows and doors.

**First Floor:**

**Landing:** UPVC double glazed window.

**Bedroom 1:** 12'2" x 11'3" (3.71 m x 3.43 m) Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 10'5" x 9'10" (3.17 m x 3.00 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Bedroom 3:** 8'8" x 7'2" (2.64 m x 2.18 m) UPVC double glazed window, Radiator.

**Shower Room:** Comprising; Step in shower cubicle, Low flush WC, Vanity wash basin, Tiled walls and floor, Two UPVC double glazed windows, Radiator.

**Loft/Hobby Room:** 14'4" x 12'8" (4.37 m x 3.86 m) Double glazed Velux window.

**Outside:**

**Front:** Mainly flagged.

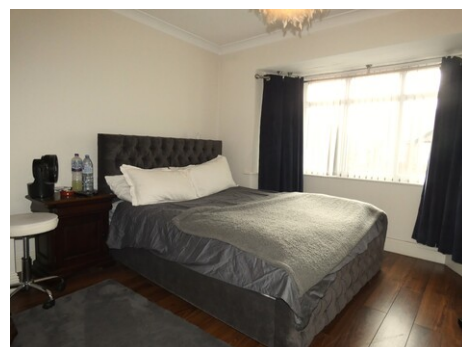
**Rear:** Lawn and paved patio, Approximately 50' in length, Brick built store with UPVC double glazed windows and door.

**Garage:** With an up and over door, Accessed via private drive.

**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 - C £2126.41 (2025/26).





**Directions:** Take Devonshire Road (travelling north) to the roundabout at Warbreck Hill Road, take the first exit onto Warbreck Hill Road where Argyll Road can be found sixth on the right.

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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 Plan produced using PlanUp.

Argyll Road

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