



15 Fitzroy Road, Bispham, Blackpool,
FY2 0RJ

£119,950

A Three Bedroom Semi Detached property with a Westerly facing rear Garden. A perfect First Time Buy or downsize, sold with NO ONWARD CHAIN.

- Three Bedrooms
- Through Lounge/Dining Area
- Kitchen
- Bathroom
- Virtual full double glazing
- Gas central heating
- Gardens - Westerly facing rear
- Garage



McDonald
Estate Agents

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Hall: Meter cupboard, UPVC double glazed window, Radiator.

Lounge: 12'2" x 10'2" (3.71 m x 3.10 m) TV point, UPVC double glazed bay window, Radiator. Open to:-

Dining Room: 9'2" x 7'10" (2.79 m x 2.39 m) Double glazed patio doors, Radiator.

Kitchen: 9'2" x 7'8" (2.79 m x 2.34 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink with mixer tap, Built in oven and hob with extractor, Integrated fridge, UPVC double glazed window, Radiator.



First Floor:

Landing: Airing cupboard housing gas central heating boiler, Loft access, UPVC double glazed window.

Bedroom 1: 12'0" x 9'11" (3.66 m x 3.02 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 9'11" x 9'2" (3.02 m x 2.79 m) UPVC double glazed window, Radiator.

Bedroom 3: 6'8" x 6'0" (2.03 m x 1.83 m) UPVC double glazed window, Radiator.

Bathroom: Three piece bathroom suite comprising; Panelled bath with shower over, Low flush WC, Pedestal wash basin, UPVC double glazed window, Radiator.



Outside:

Front: Paving and flower borders.

Rear: A westerly facing rear garden, Over 50', Mainly laid to lawn.

Parking: Concrete sectional garage accessed via a shared 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 - B £1860.61 (2025/26)



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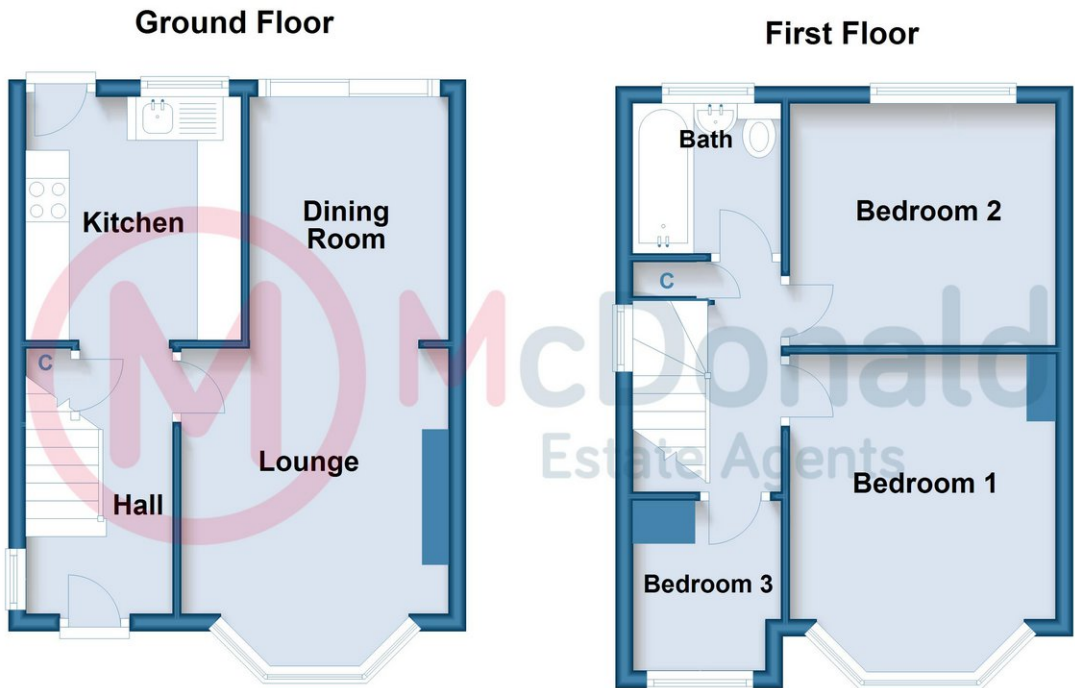


Directions: From our office on Red Bank Road, travel Inland along Red Bank Road taking the fourth turning at the roundabout into Devonshire Road, then take the third left into Galway Avenue and finally second right into Fitzroy Road.

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		70
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Fitzroy Road

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