



46 Countess Crescent, Bispham,  
Blackpool, FY2 9LQ

**£175,000**

**An extended Semi Detached Home in a fantastic spot, BACKING ONTO NORTH SHORE GOLF CLUB, and offering really nicely proportioned accommodation. To the ground floor is a Lounge in excess of 17' in length, separate Dining Room, and a Large 'L' shape Dining Kitchen, whilst to the first floor even the smallest of the three Bedrooms is a more generous 8'6 x 8', AND there is a Loft/Hobby room. Sold with NO ONWARD CHAIN.**

- Lounge - over 17'
- PLUS two other reception rooms
- Large Kitchen
- Three Bedrooms
- Four piece Bathroom
- UPVC double glazing
- Gas central heating
- Gardens front and rear
- Possible off street parking
- Super convenient location for many amenities, schools and transport links!



**McDonald**  
Estate Agents

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**Porch:** Double glazed windows.

**Hall:** Meter cupboard, Coved ceiling, Understairs storage, Radiator.

**Lounge:** 17'5" x 11'5" (5.31 m x 3.48 m) Fireplace, Coved ceiling, TV point, Wood effect laminate flooring, UPVC double glazed window, Radiator. Archway to:-

**Dining Room:** 11'1" x 9'1" (3.38 m x 2.77 m) Fireplace, Coved ceiling, Radiator. Open to:-

**Dining Kitchen:** 19'1" x 17'4" (5.82 m x 5.28 m) (L-shape) Wall and base cupboard units with complementary roll edge worktops, Gas cooker point with extractor, One and a half bowl stainless steel sink with mixer tap, Plumbed for washing machine, UPVC double glazed window and patio doors to the rear Garden.

### **First Floor:**

**Landing:** Coved ceiling, Fixed ladder staircase to the loft hobby room, UPVC double glazed window.

**Bedroom 1:** 11'2" x 10'2" (3.40 m x 3.10 m) Walk in storage, UPVC double glazed window, Radiator.

**Bedroom 2:** 12'7" x 10'2" (3.84 m x 3.10 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 8'6" x 8'0" (2.59 m x 2.44 m) UPVC double glazed window, Radiator.

**Bathroom:** Four piece bathroom suite comprising; Corner bath, Corner step in shower, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Towel heater radiator.

**Loft Hobby Room:** Velux style window

### **Outside:**

**Front:** Paved and gravelled.

**Rear:** Lawn and paved.

**Parking:** Possible off street parking to the front.

**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)



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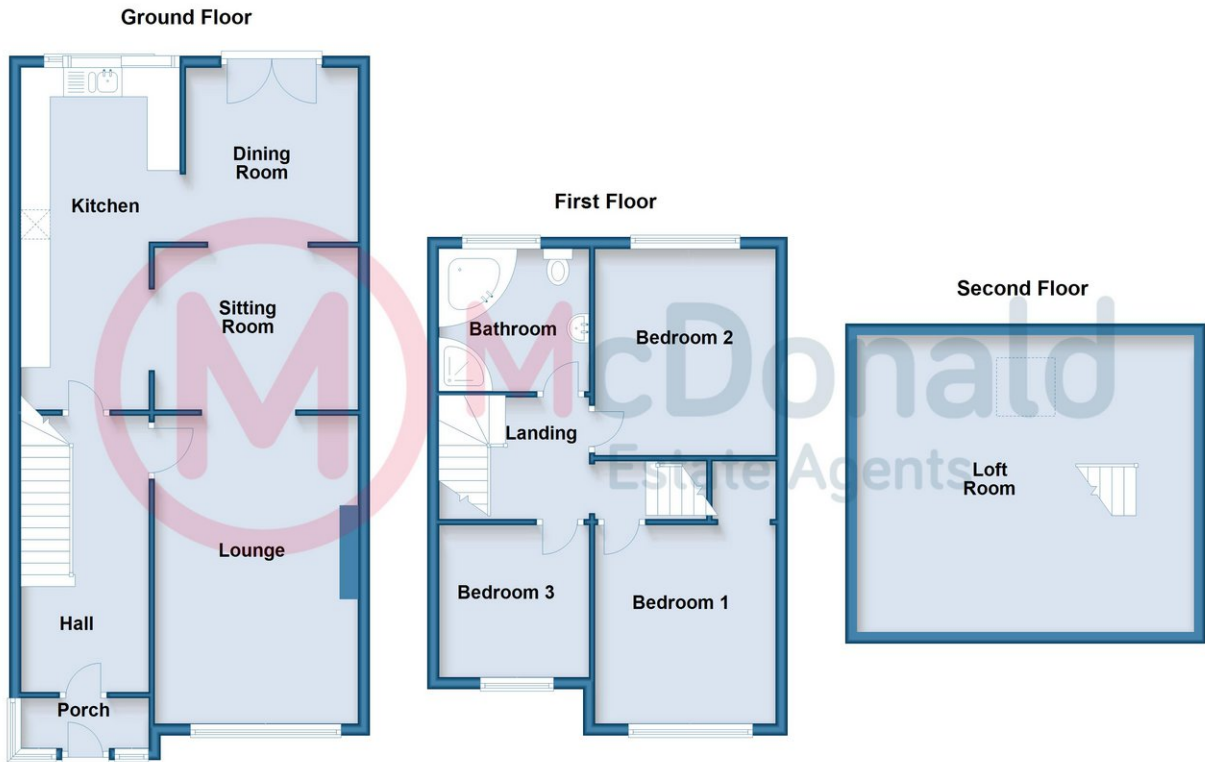


**Directions:** From our office on Red Bank Road, proceed directly south along Warbreck Drive, Countess Crescent is the third turning on the left.

**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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 80        |
| (69-80) <b>C</b>                            | 67      |           |
| (55-68) <b>D</b>                            |         |           |
| (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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Countess Crescent

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