



236 Queens Promenade,  
Bispham, FY2 9HA

**£445,000**

**\* LOCATION, LOCATION, LOCATION \***

Situated in one of the areas most prestigious positions, this Detached Family Home offers not only magnificent views from the first floor over the coastline, but also superbly proportioned levels of accommodation. To the ground floor are FOUR reception rooms plus the Kitchen and a full Bathroom, whilst to the first floor are the FIVE Bedrooms (the master is en-suite) and family Bathroom. A wonderful opportunity not to be missed, sold with NO ONWARD CHAIN.

- Two Lounges
- Dining Room
- Morning Room
- Kitchen
- 5 Bedrooms (one en-suite)
- Two Bathrooms
- Gas Central Heating
- Gardens
- Garage

Successfully selling property since  
1948.



**McDonald**

Estate Agents

**Fylde Coast Property Hub**

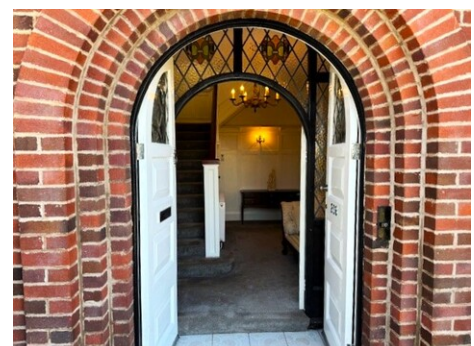
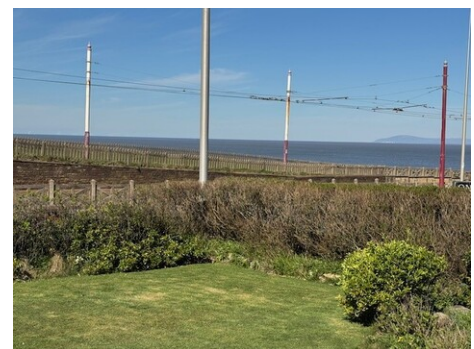
81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498



sales@mcdonaldproperty.co.uk

www.mcdonaldproperty.co.uk



## **Vestibule:**

**Hall:** Spacious reception hall, Panelled walls, Delft shelf, Radiator.

**Lounge:** 18'0" x 15'0" (5.49 m x 4.57 m) Living flame gas fire with a feature surround, UPVC double glazed side windows and bay window, Coved ceiling, Radiator.

**Sitting Room:** 16'10" x 12'0" (5.13 m x 3.66 m) Feature fireplace, Coved ceiling, UPVC double glazed bay window, Radiator.

**Morning Room:** 13'8" x 8'0" (4.17 m x 2.44 m) Plumbed for washing machine, Tiled floor, UPVC double glazed windows and door.

**Dining Room:** 12'0" x 11'0" (3.66 m x 3.35 m) Coved ceiling, UPVC double glazed window, Radiator.

**Kitchen:** 12'8" x 9'9" (3.86 m x 2.67 m) Wall and base cupboard units with complementary roll edge worktops and matching breakfast bar, Stainless steel sink and drainer with mixer tap, Plumbed for dishwasher, Split level double oven and hob with extractor, UPVC double glazed window and door.

**Bathroom:** Five piece bathroom comprising; Panelled bath, Built in shower cubicle, Vanity wash basin, Low flush WC, Bidet, Tiled walls and floor, UPVC double glazed window, Towel heater radiator.

## **First Floor:**

**Landing:** Loft access.

**Bedroom 1:** 15'0" x 12'6" (4.57 m x 3.81 m) Coved ceiling, Picture rail, TV point, UPVC double glazed bay window, Radiator.

**En-Suite:** Comprising; Panelled bath, Pedestal wash basin, Low flush WC, Part tiled walls, Double glazed window, Heated towel rail.

**Bedroom 2:** 16'10" x 12'0" (5.13 m x 3.66 m) Built in cupboard, UPVC double glazed bay window, Radiator.

**Bedroom 3:** 12'0" x 11'0" (3.66 m x 3.35 m) Tiled fireplace, Picture rail, UPVC double glazed window, Radiator.

**Bedroom 4:** 9'10" x 9'1" (3.00 m x 2.77 m) UPVC double glazed window, Radiator.

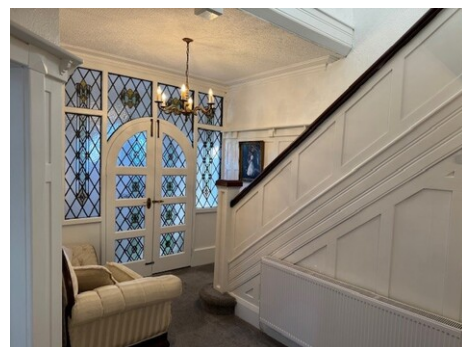
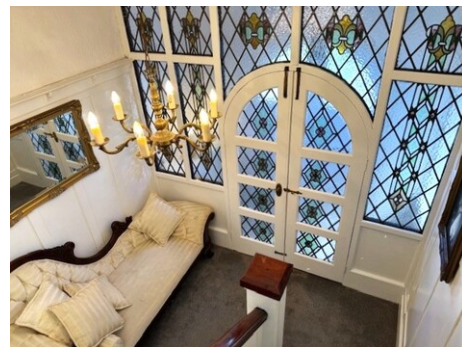
**Bedroom 5:** 8'10" x 8'10" (2.69 m x 2.69 m) Pedestal wash basin, Picture rail, UPVC double glazed window, Radiator.

**Family Bathroom:** Four piece comprising; Panelled bath, Pedestal wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window, Heated towel rail.

**WC:** Low flush WC, Picture rail, Part tiled walls, Tiled floor, UPVC double glazed window.

## **Outside:**

**Front:** Lawned with rockery and concreted for additional parking.





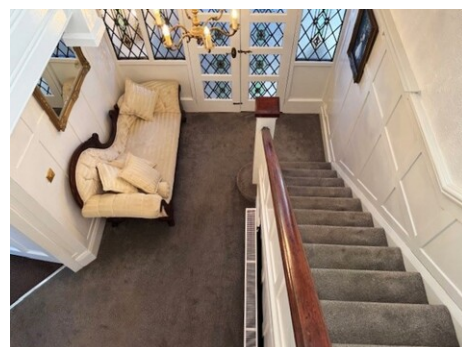
**Rear:** Over 50' in length, Laid to a combination of paving and artificial lawn with a pergola, Covered entertaining area, Established beds and borders.

**Garage:** 15'6" x 11'0" (4.72 m x 3.35 m) Pedestal wash basin, Picture rail, UPVC double glazed window, Radiator.

**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 - F £3455.41



**Directions:** From our office on Red Bank Road head up to the promenade and turn right at the traffic lights. The property can be found a short way down.

**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>		78
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale.  
Plan produced using PlanUp.

Queens Promenade

Are YOU thinking of selling?  
Call McDonald Estate Agents NOW, for  
your FREE market appraisal.

Award winning property sales since 1948.

