



17 Blackpool Road, Bispham,
Blackpool, FY2 0HR

£129,995

**** CALLING INVESTORS****

To be sold with **TENANT IN SITU** (we are informed has been in occupation around 12yrs, currently paying £775 pcm)
A 'Fieldings' Semi in a thoroughly convenient spot literally on the edge of Bispham Village, with all its amenities and proximity to local schools.

- Two Reception Areas
- Kitchen
- Three Bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Gardens - South Westerly facing rear
- Off street Parking and Garage space

Successfully selling property since
1948.



McDonald

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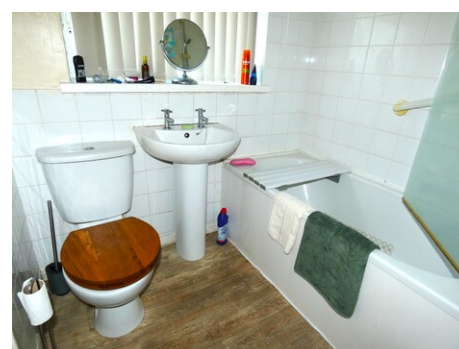
81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498



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

Lounge: 12'2" x 10'4" (3.71 m x 3.15 m) Coved ceiling, TV point, UPVC double glazed bay window, Radiator. Open to:-

Dining Room: 9'2" x 7'10" (2.79 m x 2.39 m) Coved ceiling, UPVC double glazed window, Radiator.

Kitchen: 9'1" x 7'10" (2.77 m x 2.39 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, Single drainer sink, Plumbed for washing machine, UPVC double glazed window, Radiator.

First Floor:

Landing: Built in cupboard housing gas central heating boiler, UPVC double glazed window.

Bedroom 1: 12'2" x 10'0" (3.71 m x 3.05 m) UPVC double glazed window, Radiator.

Bedroom 2: 10'0" x 9'2" (3.05 m x 2.79 m) UPVC double glazed window, Radiator.

Bedroom 3: 7'0" x 6'0" (2.13 m x 1.83 m) Built in cupboard, UPVC double glazed window, Radiator.

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

Outside:

Front: Mainly laid to lawn.

Rear: Mainly laid to lawn with established trees and patio area.

Parking: Garage space with a 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 - B £1860.61 (2025/26)

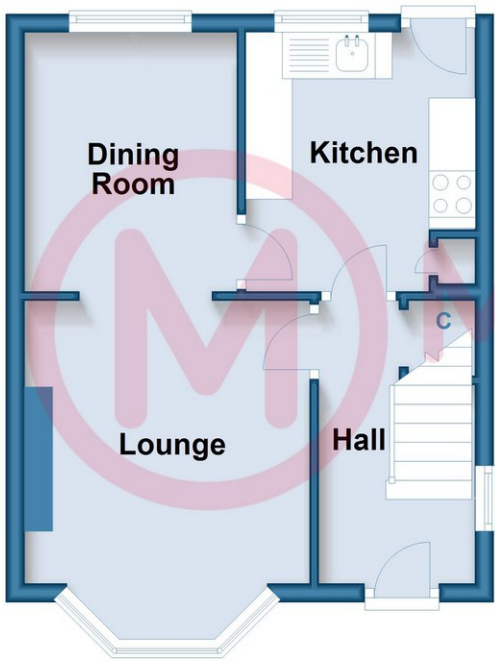
Directions: Travel inland along Red Bank Road crossing over the roundabout into Bispham village and then turn right at the mini roundabout into Blackpool Road.

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		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Plan produced using PlanUp.

Blackpool Road

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