



52 Briarwood Drive, Bispham,
Blackpool, FY2 0EB

£139,950

A Fieldings built Semi, ready to move into whilst still providing a blank canvas for you to really make your own. A fantastic first time buy or downsize, sold with NO ONWARD CHAIN.

- Lounge
- Dining area
- Kitchen
- Three Bedrooms
- Bathroom
- UPVC double glazing
- Gas central heating
- Gardens - Southerly facing rear
- Garage



McDonald
Estate Agents

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Vestibule: Tiled floor, UPVC double glazed door.

Lounge: 13'3" x 12'0" (4.04 m x 3.66 m) Feature fireplace, Meter cupboard, Coved ceiling, TV point, UPVC double glazed bay window and door, Radiator. Arch to:-

Dining Area: 9'2" x 7'10" (2.79 m x 2.39 m) Coved ceiling, UPVC double glazed doors to rear garden, Radiator.

Kitchen: 9'2" x 7'10" (2.79 m x 2.39 m) Fitted wall and base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink with mixer tap, Plumbed for washing machine, Tiled floor, UPVC double glazed window and door, Radiator.

First Floor:

Landing: Built in cupboard, UPVC double glazed window.

Bedroom 1: 12'0" x 10'0" (3.66 m x 3.05 m) TV point, UPVC double glazed bay 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) UPVC double glazed window, Radiator.

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

Outside:

Front: Laid to lawn with established hedging.

Rear: Southerly facing, laid to lawn with flowerbeds and concrete patio area.

Parking: Garage accessed via a private drive.

Heating: Gas central heating (NOT TESTED).

Council Tax: Band - B £1860.61 (2025/26)



Directions: Travel inland along Red Bank Road, continue straight across the roundabout and through the village. At the end turn right into Ashfield Road, Briarwood Drive is the second road on the left.

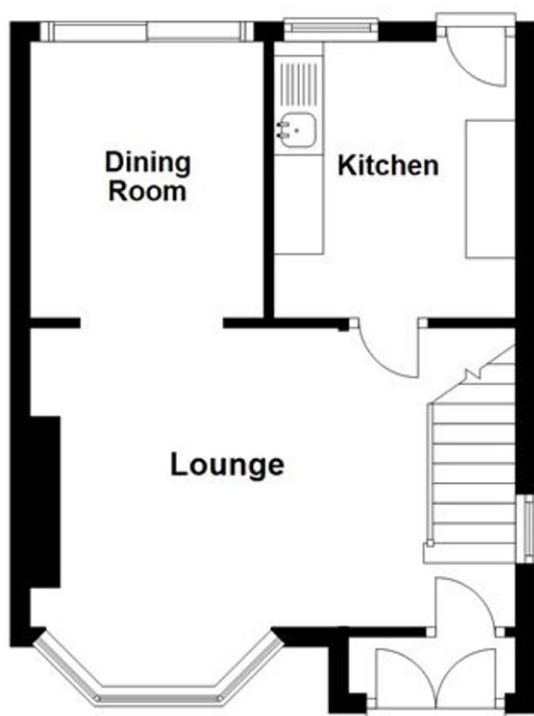
General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** 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) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

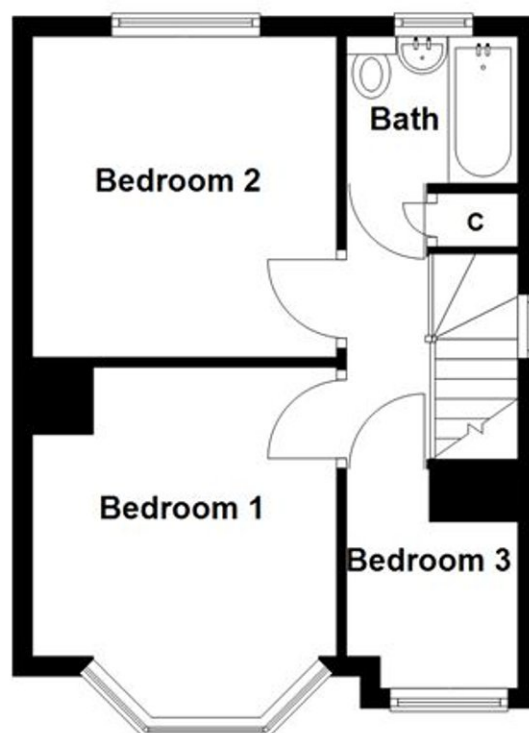
Ground Floor

Approx. 30.5 sq. metres (328.0 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.4 sq. feet)



Total area: approx. 60.2 sq. metres (648.4 sq. feet)

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