



179 Bispham Road, Bispham,
Blackpool, FY2 0NG

£144,950

****CALLING INVESTORS****

To be sold with TENANT IN SITU (we are informed currently paying £900 pcm)

A traditional Semi in a thoroughly convenient spot, ideally situated for transport links and local amenities.

- Two Reception Rooms
- Dining Kitchen
- Ground floor WC
- Three Bedrooms
- Bathroom
- Separate WC
- Gardens - Westerly facing over 75' to the rear
- Off street Parking



McDonald
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Vestibule: UPVC double glazed door.

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

WC: Low flush WC, Wash basin.

Lounge: 14'6" x 11'6" (4.42 m x 3.51 m) Fireplace, Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Room: 14'9" x 10'6" (4.50 m x 3.20 m) TV point, UPVC double glazed bay window, Radiator.

Kitchen: 18'7" x 7'0" (5.66 m x 2.13 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, Single drainer stainless steel sink, Plumbed for washing machine, UPVC double glazed windows and door, Radiator.

First Floor:

Landing:

Bedroom 1: 14'6" x 10'6" (4.42 m x 3.20 m) Built in wardrobes, Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 2: 14'6" x 10'6" (4.42 m x 3.20 m) Built in wardrobe, UPVC double glazed bay window, Radiator.

Bedroom 3: 7'0" x 6'10" (2.13 m x 2.08 m) UPVC double glazed window, Radiator.

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

Separate WC: Low flush WC, UPVC double glazed window.

Outside:

Front: Mainly gravelled and concreted.

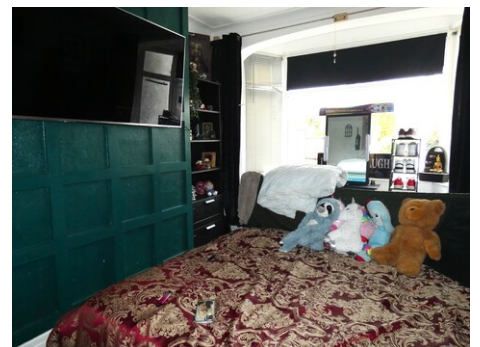
Rear: Westerly facing over 75' in length, Mainly laid to lawn with a paved patio area.

Gas: Gas tested June 2024. (Gas safety Record available to view in the office).

Electric: Tested June 2023 (Electrical Installation Condition Report available to view in the office).

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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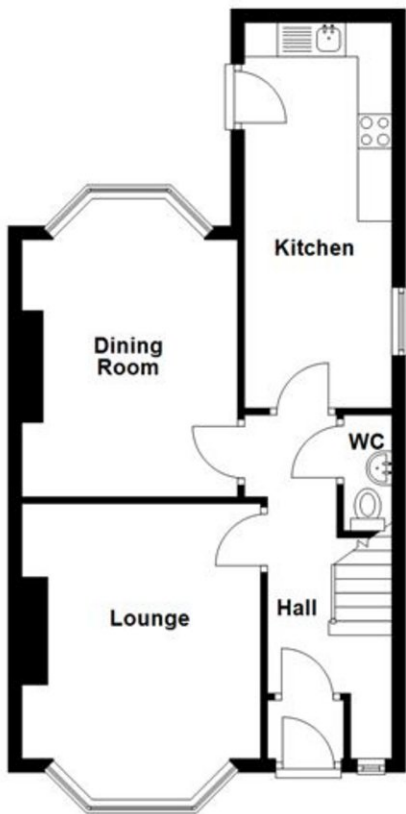
Directions: Take Red Bank Road and proceed inland, and at the roundabout take the third exit into Bispham Road.

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.

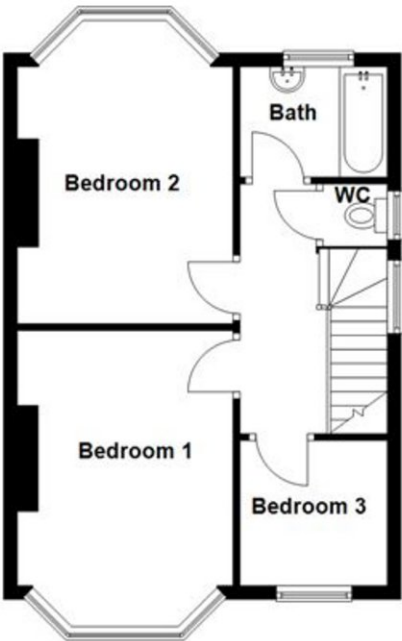
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor
Approx. 49.1 sq. metres (528.9 sq. feet)



First Floor
Approx. 42.4 sq. metres (455.9 sq. feet)



Total area: approx. 91.5 sq. metres (984.8 sq. feet)

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

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