



145 Cavendish Road, Bispham,
Blackpool, FY2 9EG

£149,995

This deceptively spacious Home has been **EXTENDED** to the rear elevation, now boasting a **FANTASTIC** Living Kitchen which measures over 20' x 18' - a fabulous family or entertaining space, which in turn overlooks an impressive Southerly facing rear Garden which is around 65'. Situated in a thoroughly convenient spot just off Red Bank Road, the property is also sold with **NO ONWARD CHAIN**.

- Lounge
- Living Kitchen - over 20' x 18'
- Three Bedrooms
- Four piece Bathroom
- UPVC double glazing
- Gas central heating
- Gardens - around 65' Southerly facing to rear

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McDonald

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Vestibule: UPVC double glazed door.

Hall: Meter cupboard, Coved ceiling, Radiator.

WC: Low flush WC, Pedestal wash basin.

Lounge: 15'0" x 11'7" (4.57 m x 3.53 m) Fireplace, Coved ceiling, Picture rail, TV point, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Living Kitchen: 20'2" x 18'1" (6.15 m x 5.51 m) Wall and base cupboard units with complementary roll edge worktops and matching island, Built in oven and hob with extractor, Plumbed for washing machine, TV point, Wood effect laminate flooring, UPVC double glazed windows and doors, Two double glazed Velux windows, Radiator.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 12'0" x 11'0" (3.66 m x 3.35 m) UPVC double glazed window, Radiator.

Bedroom 2: 13'9" x 10'10" (4.19 m x 3.30 m) TV point, UPVC double glazed window, Radiator.

Bedroom 3: 7'8" x 6'9" (2.34 m x 2.06 m) Picture rail, UPVC double glazed window, Radiator.

Bathroom: A spacious four piece bathroom comprising; Corner step in shower, Panelled bath, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed windows, Radiator.

Outside:

Front: Paving and borders

Rear: Southerly facing, Lawn with a concrete patio, Established trees and shrubs, Brick built store, Approximately 65' in length.

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)



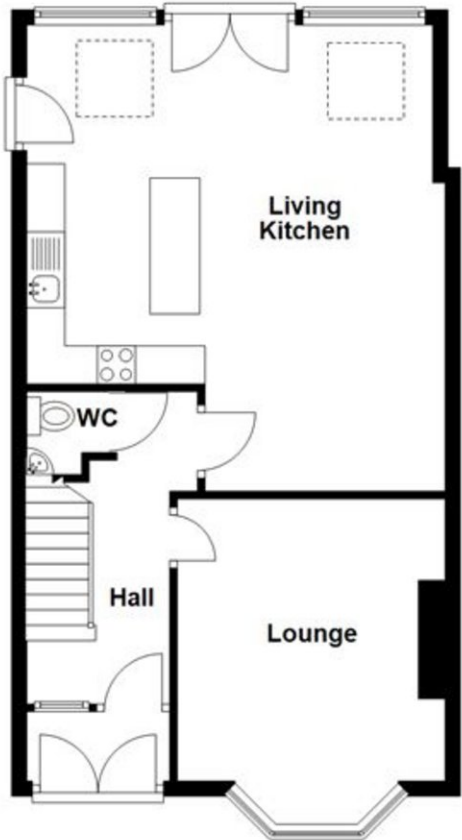
Directions: From our office on Red Bank Road, take Warbreck Drive heading south and take the first left turning onto Cavendish Road.

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.

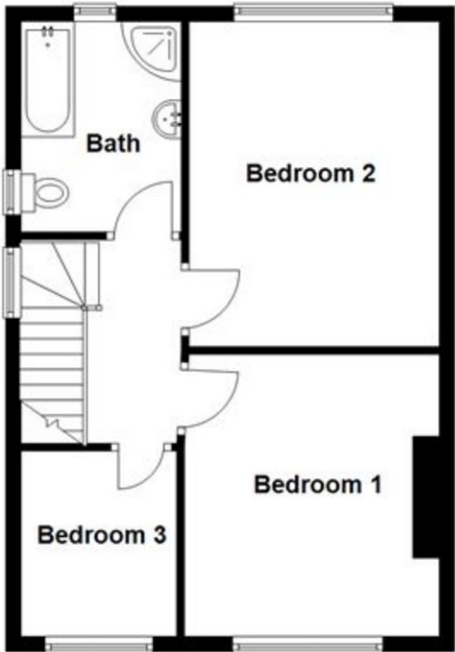
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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. 54.7 sq. metres (588.8 sq. feet)



First Floor
Approx. 44.5 sq. metres (479.2 sq. feet)



Total area: approx. 99.2 sq. metres (1068.0 sq. feet)

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