



74 Limerick Road, Bispham,  
Blackpool, FY2 0LH

**£124,950**

An End Garden Terraced Home with UPVC double glazing, gas central heating and benefiting from a recent fresh re-decoration throughout. A perfect first time buy / downsize or possible buy to let, sold with NO ONWARD CHAIN.

- Lounge
- Dining Area
- Kitchen
- Three bedrooms
- Bathroom
- Loft/Hobby room
- UPVC double glazing
- Gas central heating
- Gardens - around 40' to the rear
- Garage and Off street parking

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1948.



**McDonald**

Estate Agents

**Fylde Coast Property Hub**

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

**Lounge:** 12'0" x 10'2" (3.66 m x 3.10 m) Wall mounted electric fire, TV point, UPVC double glazed bay window, Radiator. Arch to:-

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

**Kitchen:** 9'2" x 7'10" (2.79 m x 2.39 m) Wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor, Single drainer sink with mixer tap, Plumbed for washing machine, UPVC double glazed window and door.

#### **First Floor:**

**Landing:** Built in cupboard, UPVC double glazed window, Loft access (via ladder)

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

**Bedroom 2:** 10'0" x 9'0" (3.05 m x 2.74 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 6'8" x 6'0" (2.03 m x 1.83 m) Built in cupboard, UPVC double glazed window, Radiator.

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

**Loft/Hobby Room:** 10'8" x 9'8" (3.25 m x 2.95 m) Double glazed Velux window.

#### **Outside:**

**Front:** Mainly laid to tarmacadam.

**Rear:** Around 40' in length, Mainly laid to artificial lawn with raised beds.

**Parking:** Off street parking to the front, Concrete sectional garage accessed via a shared drive.

**Heating:** Gas central heating. New boiler fitted 06/23, with the balance of a 7 year guarantee.

**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)

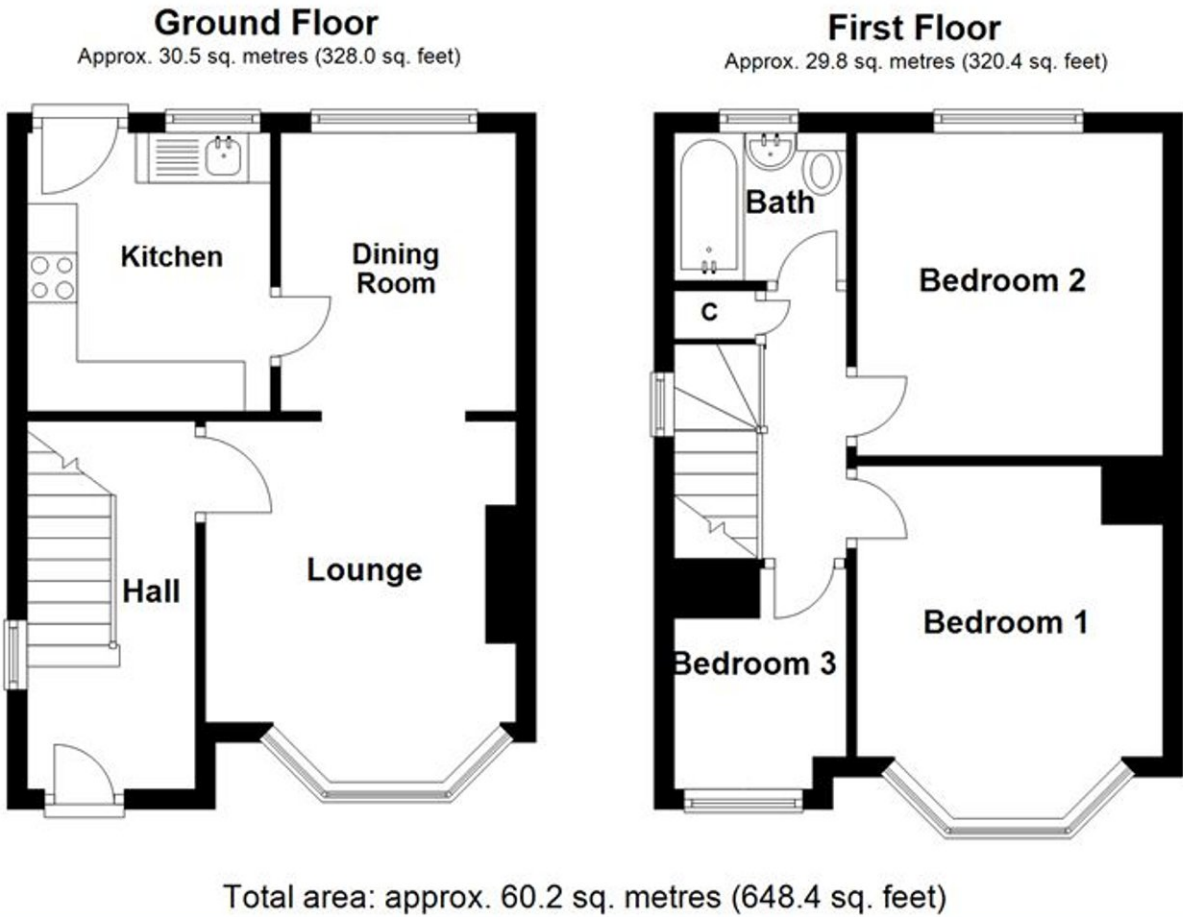


**Directions:** Travel inland along Red Bank Road taking the fourth turning at the roundabout into Devonshire Road, then take the second left into Galway Avenue and third right into Limerick Road.

**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) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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