



69 Red Bank Road, Bispham,
Blackpool, FY2 9HX

£85,000

In a superbly convenient spot, right in the heart of Red Bank Road with all its facilities and burgeoning social scene, a wonderfully proportioned First Floor Flat. Offering a Lounge over 16' and two Bedrooms - the master has an en-suite shower - the property is also sold with **NO ONWARD CHAIN.**

- Private Entrance
- Lounge
- Two Bedrooms - en-suite to Master
- Bathroom
- Kitchen
- UPVC double glazing
- Gas central Heating



McDonald
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Ground Floor:

Private Entrance: UPVC double glazed door.

Hall: Walk in cupboard, Staircase to first floor.

Landing: Picture rail, Dado rail, Loft access (via ladder), Radiator.

Lounge: 16'3" x 15'2" (4.95 m x 4.62 m) Feature fireplace, Coved ceiling, Picture rail, TV point, UPVC double glazed bay window, Radiator.

Bedroom 1: 15'2" x 12'10" (4.62 m x 3.91 m) A range of fitted wardrobes and matching furniture, TV point, UPVC double glazed window, Radiator, 'Secret' door to:-

En-Suite: Comprising; Step in shower cubicle, Low flush WC, Wash basin, UPVC double glazed window.

Bedroom 2: 11'5" x 7'8" (3.48 m x 2.34 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower over, Integrated low flush WC, Vanity wash basin and additional storage, UPVC double glazed window, Towel heater radiator.

Kitchen: 11'10" x 6'10" (3.61 m x 2.08 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 window, Radiator.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1594.81 (2025/26)

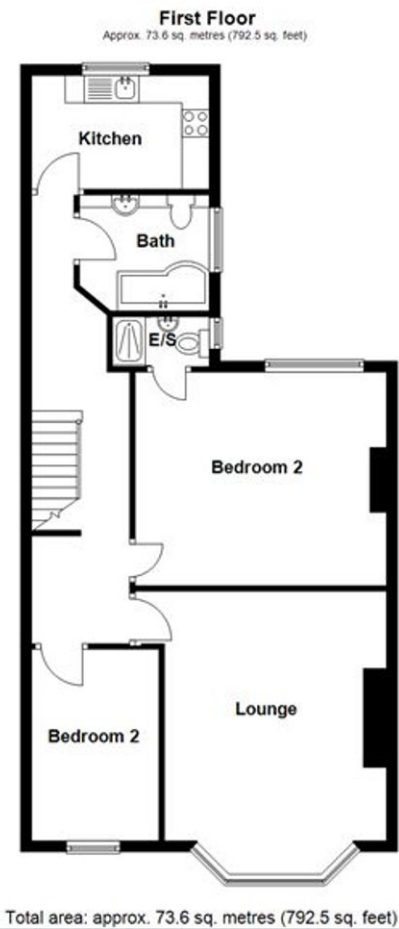


Directions: From our Bispham office, proceed towards the seafront and 69 is a short distance along on the right hand side.

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		
(69-80) C		
(55-68) D	64	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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