



**22 Portree Road, Bispham, Blackpool,
FY2 0DG**

£79,950

This Mid Garden Terrace home offers really nicely proportioned accommodation, with two DOUBLE Bedrooms and an Open Plan Living/Dining Area measuring over 21'. Just waiting for that little bit of TLC, 22 could make a perfect First Time Buy or Buy To Let, and is sold with NO ONWARD CHAIN.

- **Two DOUBLE Bedrooms**
- **Open plan Lounge/Dining Area**
- **Kitchen**
- **Bathroom**
- **Separate WC**
- **UPVC double glazing**
- **Gas central heating**
- **Gardens -Southerly facing rear**

**Successfully selling property since
1948.**



McDonald

Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498

sales@mcdonaldproperty.co.uk

www.mcdonaldproperty.co.uk



Porch: UPVC double glazed windows and door.

Hall: Understairs storage, Radiator.

Open plan Living/Dining area: 21'8" x 12'4" (6.60 m x 3.76 m) TV point, UPVC double glazed windows and door, Two radiators.

Kitchen: 9'4" x 8'10" (2.84 m x 2.69 m) Wall and base cupboard units with complementary worktops, Single drainer stainless steel sink, Plumbed for washing machine, UPVC double glazed window, Radiator.

First Floor:

Landing: Built in cupboard housing the gas central heating boiler, UPVC double glazed window.

Bedroom 1: 12'9" x 12'3" (3.89 m x 3.73 m) Built in cupboard, UPVC double glazed window, Radiator.

Bedroom 2: 12'3" x 8'8" (3.73 m x 2.64 m) Loft access, UPVC double glazed window, Radiator.

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

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

Outside:

Rear: Southerly facing rear Garden.

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 - A £1594.81 (2025/26)

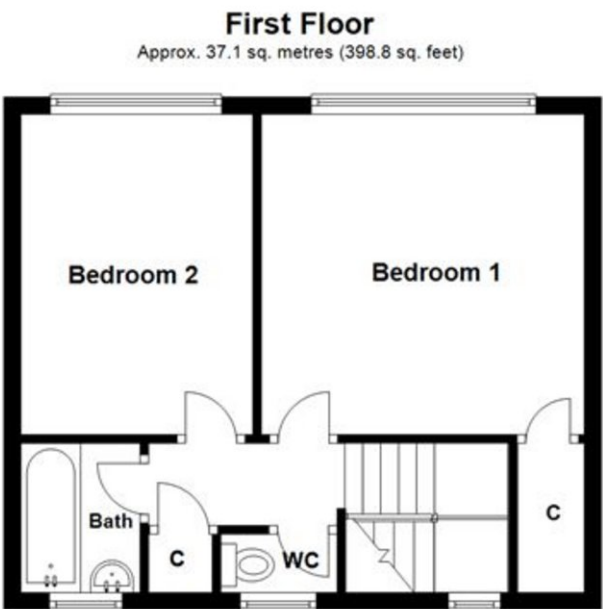


Directions: From our Bispham office, travel inland along Red Bank Road. Continue across the roundabout, and through the village, at the end turn left into Ashfield Road. Portree Road is the fourth turning on the right.

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		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Total area: approx. 77.1 sq. metres (830.0 sq. feet)

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

Successfully selling property since 1948.

