



48 Holmfield Road, Bispham,
Blackpool, FY2 9RU

£135,000

A beautifully proportioned, traditional style, Terraced Family Home. To the ground floor are two separate Reception rooms, modern style Kitchen and WC, whilst to the first floor are the three DOUBLE Bedrooms and a spacious modern style four piece Bathroom. The theme continues externally with a Westerly facing rear measuring around 50', which also has the scope for a Garage/parking. Sold with NO ONWARD CHAIN.

- Lounge
- Dining Room
- Kitchen
- Ground floor WC
- Three Bedrooms
- Four piece Bathroom
- Westerly facing rear
- Off street Parking with possible Garage space

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McDonald

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Vestibule:

Hall: Meter cupboard, Coved ceiling, Radiator.

Lounge: 17'0" x 13'0" (5.18 m x 3.96 m) Fireplace, Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Room: 16'10" x 12'6" (5.13 m x 3.81 m) Fireplace, Coved ceiling, UPVC double glazed bay window, Radiator.

Kitchen: 10'8" x 8'1" (3.25 m x 2.46 m) Modern style wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, Single drainer stainless steel sink with mixer tap, UPVC double glazed window.

Rear Vestibule: UPVC double glazed door.

WC: Low flush WC, Pedestal wash basin, Tiled walls and floor, Plumbed for washing machine, UPVC double glazed window.

First Floor:

Bedroom 1: 17'0" x 11'10" (5.18 m x 3.61 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 2: 16'10" x 12'6" (5.13 m x 3.81 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 3: 10'5" x 9'0" (3.17 m x 2.74 m) UPVC double glazed window, Radiator.

Bathroom: A spacious modern style four piece bathroom suite comprising; Panelled bath, Step in shower cubicle, Pedestal wash basin, Low flush WC, Two UPVC double glazed window, Radiator.

Outside:

Front: Mainly gravelled.

Rear: Westerly facing, Around 50' in length, Mainly concreted.

Parking: Off street parking and garage space to the rear.

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 directly opposite and Holmfield Road can be found fourth 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	<div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>	<div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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