



224 Inver Road, Bispham, Blackpool,
FY2 0LW

£147,500

***** INVESTORS & DEVELOPERS – EXCELLENT OPPORTUNITY *****

This beautifully presented semi-detached property is offered below typical market value due to spray foam insulation in the loft. Cash buyers are preferred.

The property features: **THREE** reception rooms, **THREE** bedrooms, Fitted kitchen and family bathroom. Extensive rear garden approximately 90ft in length and Off-street parking **PLUS** a detached garage

Located just 0.4 miles from Bispham Village and 0.6 miles from the seafront, this home is ideally positioned for convenience and lifestyle.

Please Note: Buyers requiring a mortgage should confirm their lender's stance on spray foam insulation before proceeding.

- DEVELOPMENT OPPORTUNITY
- Three bedrooms; Three receptions
- Fitted kitchen; Family bathroom
- UPVC double glazing; Gas central heating
- 90ft Gardens; Parking and garage.
- Close to VILLAGE



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Hall.

Lounge: 13'8" x 11'1" (4.17 m x 3.38 m) Beautiful fireplace with polished wood fire surround, Decorative tiled inset and living flame coal effect gas fire.

Dining Room: 13'7" x 10'11" (4.14 m x 3.33 m) Coved ceiling, UPVC double glazed bay window, Double radiator.

Breakfast Room: 8'8" x 5'7" (2.64 m x 1.70 m) Built in storage cupboard, UPVC double glazed window, Radiator.

Kitchen: 10'4" x 6'8" (3.15 m x 2.03 m) Fitted base cupboard units, Colour coordinated sink, Quarry tiled floor, UPVC double glazed window and rear door, Double radiator.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 11'11" x 9'10" (3.63 m x 3.00 m) Built in louvred cupboard, UPVC double glazed window, Radiator.

Bedroom 2: 13'9" x 10'2" (4.19 m x 3.10 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'5" x 7'1" (2.57 m x 2.16 m) UPVC double glazed window, Radiator.

Bathroom: Modern style three piece suite comprising; Combination 'P' shaped bath/shower, Pedestal wash basin, Low flush WC, Built in cupboard housing combi gas central heating boiler, Two UPVC double glazed windows, Heated towel rail/radiator.

Outside:

Front: Crazy paved / Stone gravelled patio and established hedgerow.

Rear: Stone paved patio, Steps and established hedgerow leading to:- Lawned area, Brick pathway, passing through archway to main lawned gardens with superb level of privacy, Numerous established plants, shrubs and trees. Totalling over 90ft in length.

Garage: Brick garage with double doors.

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 - B £1860.61 (2025/26)



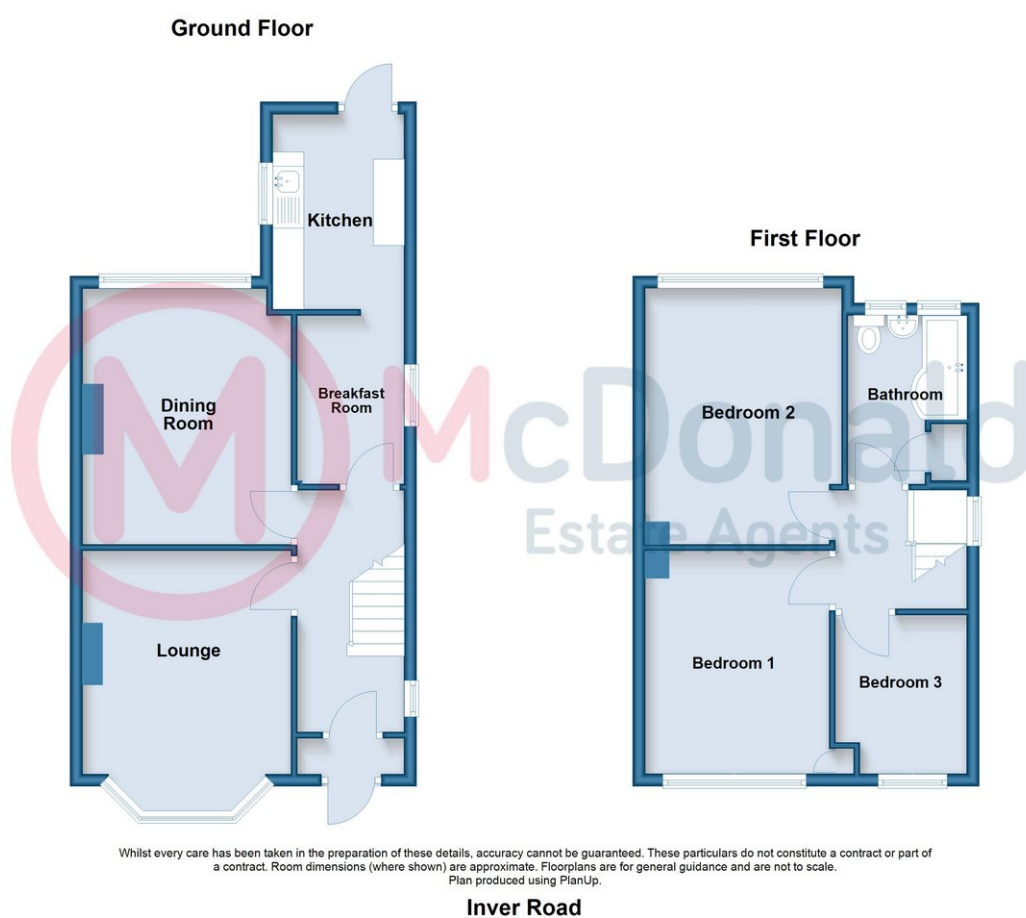
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Directions: Travel inland along Red Bank Road taking the fourth exit from the roundabout into Devonshire Road. Take the first left turning into Munster Avenue then first right into Inver Road.

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.



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