



282 Bispham Road, Bispham,  
Blackpool, FY2 0HQ

**£219,950**

Sat on a wider plot than many of its contemporaries, this **EXTENDED** Semi Detached home affords well presented family sized accommodation to include **THREE** separate Reception Rooms, plus a Kitchen with a separate Utility Room and ground floor WC.

A super convenient spot for local schools, transport links and all that Bispham has to offer.

- Three Reception Rooms
- Kitchen
- Utility
- Ground floor WC
- Three Bedrooms - with a more generous third
- Spacious four piece Bathroom
- Deceptive plot
- Good levels of Parking

Successfully selling property since  
1948.



**McDonald**

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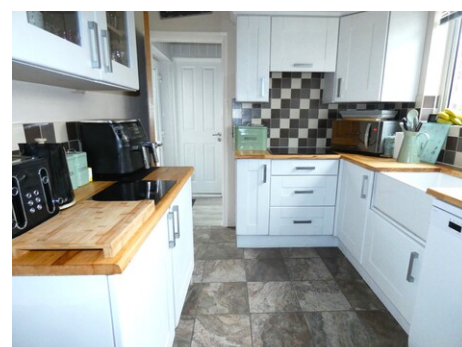
81-83 Red Bank Road, Bispham, FY2 9HZ

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**Hall:** UPVC double glazed door, Tiled floor, Radiator.

**Lounge:** 14'6" x 12'6" (4.42 m x 3.81 m) Feature fireplace with a freestanding solid fuel Stove, UPVC double glazed bay window, Radiator.

**Sitting Room:** 14'7" x 10'3" (4.44 m x 3.12 m) UPVC double glazed bi-fold doors to the rear garden, UPVC double glazed window, Two fitted skylights, TV point, Radiator.

**Dining Room:** 11'3" x 10'8" (3.43 m x 3.25 m) UPVC double glazed window, Radiator.

**Kitchen:** 10'8" x 7'10" (3.25 m x 2.39 m) Fitted wall and base cupboard units with wood worktops, Built in split level double oven and hob with extractor over, Recessed Belfast sink with mixer tap, Plumbed for dishwasher, Tiled floor, UPVC double glazed window, Radiator.

**Utility Room:** 8'0" x 7'10" (2.44 m x 2.39 m) Cupboard housing boiler, Plumbed for washing machine, Wood effect laminate flooring, UPVC double glazed window door, Radiator.

**Ground Floor WC:** WC with integrated sink and tap, UPVC double glazed window.

**First Floor:**

**Landing:** UPVC double glazed window.

**Bedroom 1:** 14'5" x 11'4" (4.39 m x 3.45 m) Coved ceiling, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 11'2" x 10'7" (3.40 m x 3.23 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 8'0" x 7'9" (2.44 m x 2.36 m) UPVC double glazed window, Radiator.

**Family Bathroom:** A spacious modern style four piece suite comprising; Panelled bath, Corner shower, Pedestal wash basin, Low flush WC. Tiled walls and floor, Loft access, Recessed lighting, Two UPVC double glazed windows, Heated towel rail.

**Outside:**

**Front:** Laid to block paving, with a widened access affording parking for multiple vehicles.

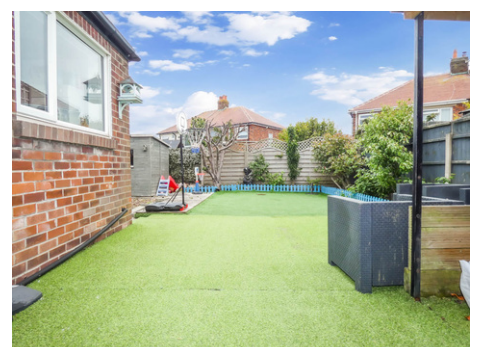
**Rear:** A deceptively spacious rear laid to a combination of artificial lawn, and bark chippings creating a play area.

**Parking:** Impressive levels of off street parking to the front.

**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)



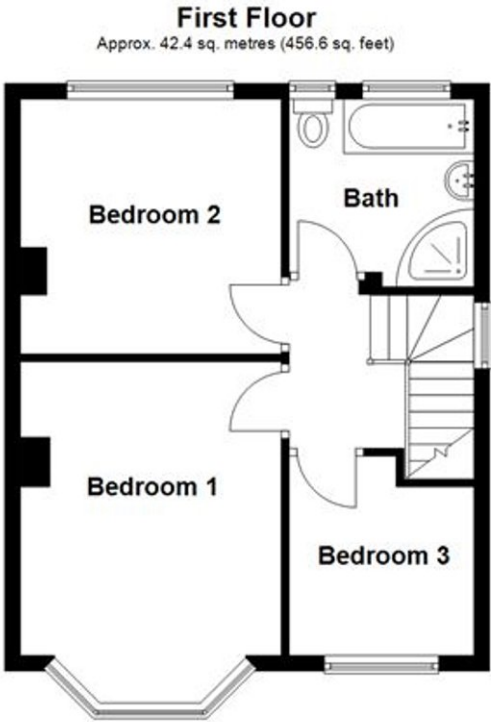
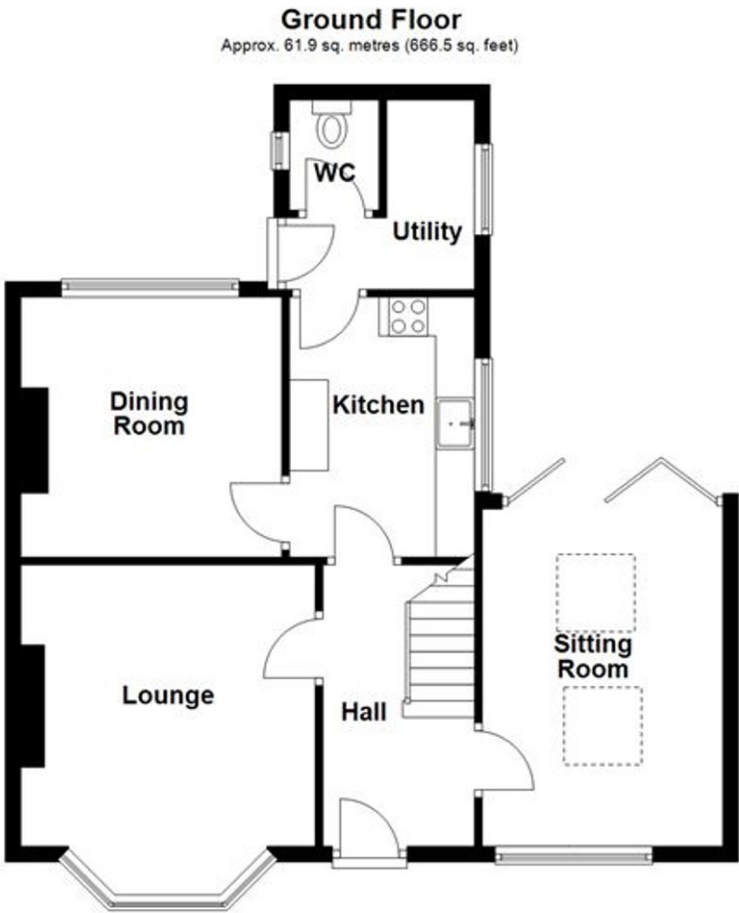


**Directions:** From our Office on Red Bank Road travel inland, at the roundabout take the third right into Bispham Road.

**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>		81
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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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