



The Buckshaw B, Royal Gardens, Bispham Road, Blackpool, FY2 0NG

£244,995

Welcome to The Buckshaw B – A Stylish Three-Bedroom Detached Home

Discover the charm of The Buckshaw B, a beautifully presented three-bedroom detached home designed for modern living.

The ground floor offers a spacious and inviting lounge, perfect for relaxing with family or entertaining guests. At the rear, the open-plan kitchen and dining area provides a bright and social space, complemented by a convenient downstairs WC.

Upstairs, you'll find three well-proportioned bedrooms, including a master suite complete with a private en suite bathroom. A sleek and contemporary family bathroom serves the remaining bedrooms.

This home effortlessly combines comfort, practicality, and style – ideal for families, professionals, or anyone looking for their next step up.

- High specification kitchen/dining room
- Family lounge
- Convenient downstairs W.C.
- Stylish en-suite to master bedroom
- High specification bathroom
- Perfect for growing families

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McDonald

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Hall:

Lounge: 15'9" x 11'1" (4.79 m x 3.39 m)

Kitchen / Dining Room: 15'9" x 10'0" (4.79 m x 3.06 m)

Ground Floor W/C:

First Floor:

Landing:

Bedroom One: 9'5" x 14'1" (2.86 m x 4.29 m)

En-Suite:

Bedroom Two: 11'1" x 8'2" (3.39 m x 2.49 m)

Bedroom Three: 6'0" x 10'5" (1.83 m x 3.18 m)

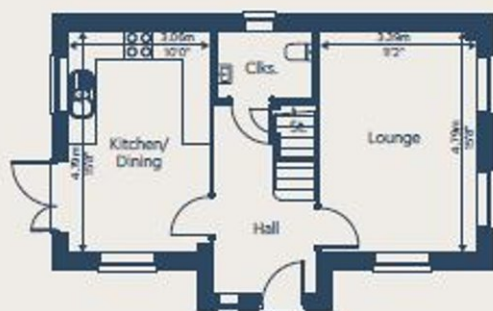
Tenure: (We are informed the property is freehold, with a service charge of approx. £154.75 per annum.)



Directions: From our office take Red Bank Road inland to the roundabout at Bispham village take the third exit onto Bispham Road where the development can be found further down 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.



Ground Floor



First Floor

Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Homes heated via an ASHP will have a cylinder. Please speak to the Sales Executive for full details.

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