



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

£349,995

Welcome to The Hatton B — a beautifully designed detached home, perfectly suited for modern family living.

The ground floor features a spacious bay fronted lounge, ideal for relaxing in comfort. To the rear, an impressive open-plan kitchen, dining, and living area creates a vibrant hub for everyday life and entertaining, with French doors opening onto the garden. A separate utility room and a convenient ground floor W/C add to the home's practical layout.

Upstairs, you'll find four generously proportioned bedrooms, including a stylish master suite with a private en-suite shower room. A sleek family bathroom serves the remaining bedrooms.

Completing this fantastic home is an integral garage, offering additional storage or secure parking. The Hatton B combines space, style, and functionality — everything today's family needs.

- Stylish open plan kitchen/dining/family room
- Practical utility room and downstairs W.C.
- Spacious lounge with bay window
- Handy en-suite to master bedroom
- Bedrooms for all the family



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Hall:

Ground Floor W/C:

Lounge: 18'0" x 10'6" (5.48 m x 3.21 m)

Open Plan Kitchen / Living Space: 25'10" x 10'6" (7.88 m x 3.20 m)

Utility Room:



First Floor:

Landing:

Bedroom One: 18'0" x 10'9" (5.48 m x 3.28 m)

Bedroom Two: 10'8" x 11'1" (3.26 m x 3.37 m)

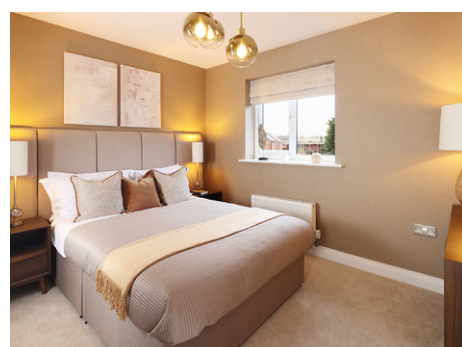
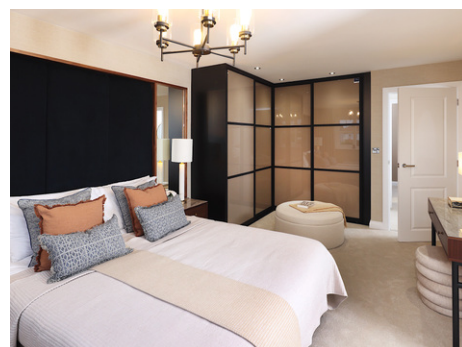
Bedroom Three: 10'8" x 11'1" (3.26 m x 3.37 m)

Bedroom Four: 8'6" x 12'4" (2.58 m x 3.75 m)

Integral Garage:



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



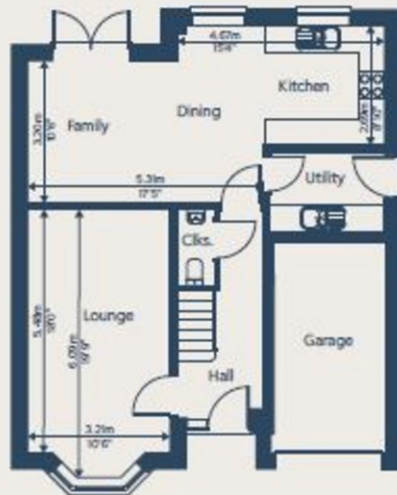
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Directions: From our office take Red Bank Road inland to the roundabout at Bispham village take the third exit onto Bispham Road where the development can be found further down on the right hand side.

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. Please speak to the Sales Executive for full details.

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