



**43 Argyll Road, Bispham, Blackpool,
FY2 9TG**

£209,950

Nicely positioned in an ever popular area, this Semi Detached home offers thoroughly well proportioned accommodation. To the ground floor are the two Reception rooms, plus a Dining Kitchen measuring over 22', whilst to the first floor are the three Bedrooms and a modern style four piece Bathroom, PLUS there is a loft/hobby room (ladder access). Sold with NO ONWARD CHAIN.

- Two Reception rooms
- Dining Kitchen - over 22'
- Three Bedrooms
- Modern style four piece Bathroom
- Loft/Hobby room
- Double glazing
- Gas central heating.
- Gardens (Westerly facing rear)
- Garage

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1948.



McDonald

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Vestibule: Tiled floor, Double glazed doors.

Hall: Coved ceiling, Dado rail, Radiator.

WC: Low flush WC, Wash basin.

Lounge: 15'9" x 12'0" (4.80 m x 3.66 m) Fireplace with living flame gas fire, Coved ceiling, Double glazed bay window, Radiator. Glazed double doors to:-

Dining Room: 16'0" x 11'3" (4.88 m x 3.43 m) Coved ceiling, UPVC French doors to the rear garden, Radiator.

Dining Kitchen: 22'7" x 7'9" (6.88 m x 2.36 m) Modern style fitted wall and base cupboard units with complementary worktops, Integrated oven and hob with extractor fan, Plumbed for washing machine and dishwasher, Double glazed windows and door, Radiator.

First Floor:

Landing: Storage, Cupboard housing boiler, Loft access.

Bedroom 1: 15'8" x 12'0" (4.78 m x 3.66 m) Double glazed bay window, Radiator.

Bedroom 2: 16'0" x 11'4" (4.88 m x 3.45 m) Double glazed bay window, Radiator.

Bedroom 3: 8'6" x 7'3" (2.59 m x 2.21 m) Double glazed window, Radiator.

Bathroom: Modern style four piece Bathroom comprising; Bath with hand held shower attachment, Shower cubicle, Low flush WC, Vanity wash basin with storage under.

Loft/Hobby: 18'0" x 13'9" (5.49 m x 4.19 m) Double glazed Velux window, Accessed via ladder.

Outside:

Front: Mainly laid to gravel.

Rear: Westerly facing, A combination of lawn and paved patio with established borders.

Parking: Brick garage and private drive.

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 - D £2392.21 (2025/26)



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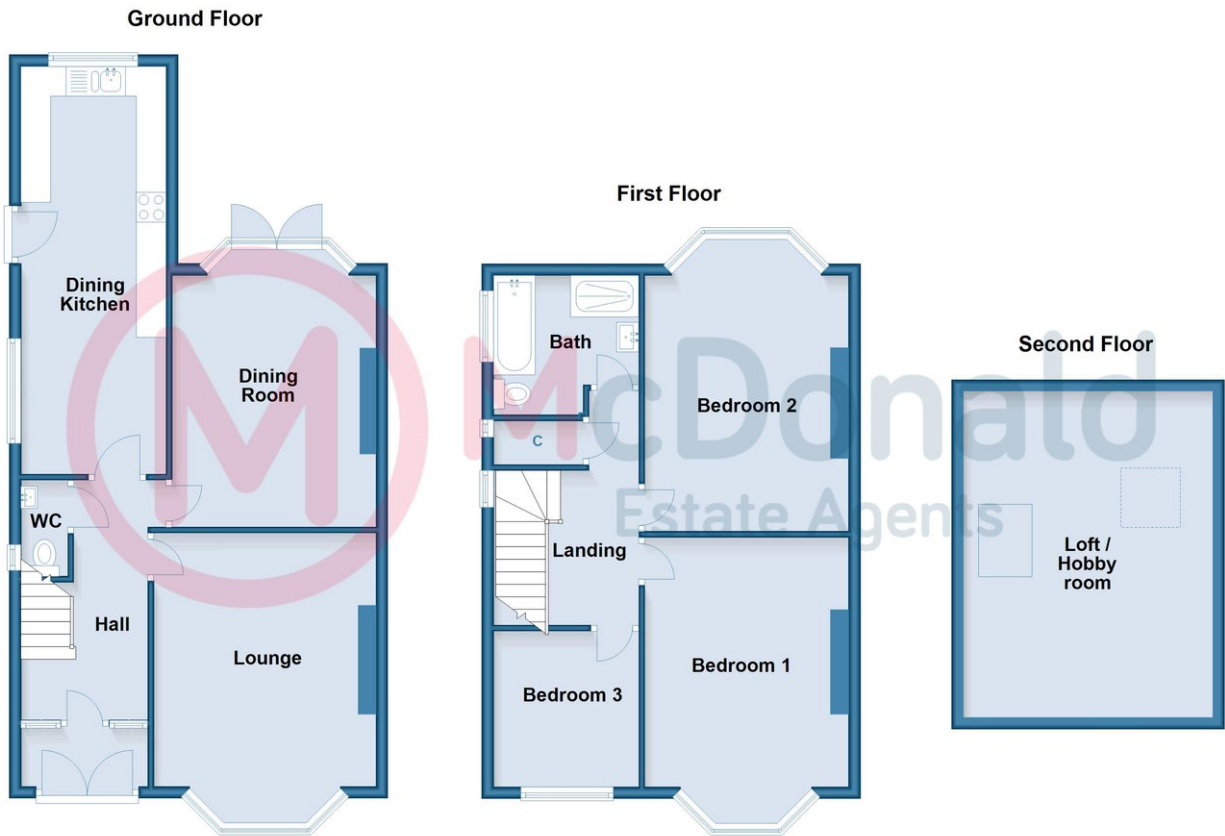


Directions: Opposite our Bispham Office on Red Bank Road travel directly south along Warbreck Drive turning seventh left into Shaftesbury Avenue and then second right into Argyll Road.

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) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Argyll Road

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