



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

£289,995

Welcome to The Bowes B – A Stylish Detached Family Home

Step into this beautifully designed detached home, perfect for modern family living. To the rear, you'll find a spacious open-plan kitchen, dining, and living area – ideal for entertaining or everyday family life – while a separate lounge at the front offers a quiet retreat.

Upstairs, there are four well-proportioned bedrooms, including a generous master with its own en suite, plus a contemporary family bathroom. The property also features an integral garage, offering convenient storage or parking.

Don't miss the opportunity to make this stunning home yours.

- Impressive open plan kitchen/dining/family area
- Separate lounge with feature bay window
- Handy downstairs W.C.
- Luxury en-suite to master bedroom
- High specification family bathroom
- Integral garage

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McDonald

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Porch:

Lounge: 15'7" x 12'3" (4.75 m x 3.74 m)

Open Plan Kitchen / Dining / Living Space: 21'3" x 14'2" (6.47 m x 4.32 m)

Ground Floor W/C:

First Floor:

Landing:

Bedroom One: 12'0" x 10'0" (3.66 m x 3.05 m)

En-Suite:

Bedroom Two: 11'8" x 11'3" (3.55 m x 3.44 m)

Bedroom Three: 8'7" x 9'8" (2.61 m x 2.94 m)

Bedroom Four: 8'10" x 6'6" (2.70 m x 1.99 m)

Bathroom:

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. Gable and windows dependent upon the orientation of the property. Please speak to the Sales Executive for full details.

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