



59 Blackpool Road, Bispham,
Bispham, Blackpool, FY2 0HT

£135,000

CALLING ALL DIY'ERS !! This Semi Detached has already been extended to the ground floor yet still boasts a **WESTERLY** facing rear Garden which is well in excess of 100', at the end of which is a **FANTASTIC** timber Workshop measuring over 33' x 13'. A perfect 'blank canvas' sold with **NO ONWARD CHAIN**.

- Three Reception areas
- Dining Kitchen
- Three Bedrooms
- Bathroom
- Gardens - Westerly facing over 100' to the rear
- Workshop
- Garage



McDonald
Estate Agents

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Vestibule:

Hall: Meter cupboards, Stairs to first floor, UPVC double glazed window.

Lounge: 12'2" x 10'3" (3.71 m x 3.12 m) Gas fire with surround, UPVC bay window, Glazed doors to:-

Dining Room: 15'3" x 7'9" (4.65 m x 2.36 m) TV point, Glazed doors to :-

Dining Kitchen: 15'3" x 7'10" (4.65 m x 2.39 m) Fitted wall and base units with complementary work surfaces and matching breakfast bar, Built in cupboard, Integrated oven and hob, Plumbed for washing machine, UPVC double glazed window and door.

Sun Lounge: 7'5" x 7'1" (2.26 m x 2.16 m) UPVC double glazed window.

Rear Porch.

Utility: Plumbed for washing machine.

WC: Low flush WC, Wash basin, UPVC double glazed window.

First Floor:

Landing: Built in airing cupboard, Loft access, UPVC double glazed window.

Bedroom 1: 12'4" x 9'11" (3.76 m x 3.02 m) Built in wardrobes, UPVC double glazed bay window.

Bedroom 2: 9'11" x 9'3" (3.02 m x 2.82 m) Secondary glazed window.

Bedroom 3: 6'9" x 6'0" (2.06 m x 1.83 m) Storage cupboard, UPVC double glazed window.

Bathroom: Four piece bathroom comprising; Corner bath with shower over, Pedestal wash basin, Low flush WC, Bidet, Secondary glazed window.

Outside:

Front: Mainly laid to gravel with flower borders.

Rear: Awesome westerly facing rear garden in excess of 100' in length, Mainly paved and gravelled with raised beds, established trees and shrubs.

Workshop: 33'5" x 13'6" (10.19 m x 4.11 m) A fantastic timber built workspace, only around 6 years old. Light and power.

Parking: Detached garage requiring repair, Shared driveway.

Heating: Gas fire (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 - B £1860.61 (2025/26)

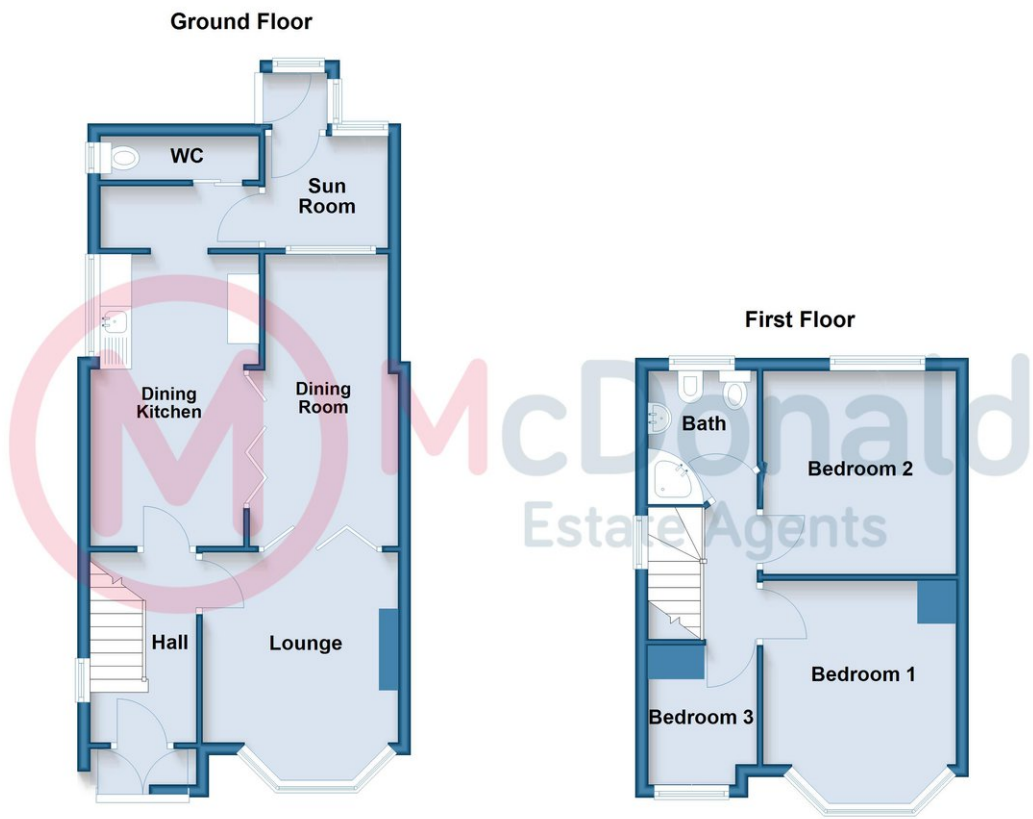


Directions: Travel inland along Red Bank Road crossing over the roundabout into Bispham village and then turn right at the mini roundabout into Blackpool Road.

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		74
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Blackpool Road

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