



40 Limerick Road, Bispham, Blackpool,
FY2 0LH

£115,000

A Mid Garden Terraced home offering a larger third Bedroom and Shower Room than the local Semi Detached alternatives. The property is ready to walk into, whilst still offering scope to make your own mark, and is sold with NO ONWARD CHAIN.

- Lounge
- Dining Room
- Kitchen
- Three Bedrooms
- Spacious Shower room
- UPVC Double glazing
- Gas central heating
- Gardens front and rear
- Possible off street Parking



McDonald
Estate Agents

Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
sales@mcdonaldproperty.co.uk
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Hall: Meter cupboard, Bamboo finish flooring, UPVC double glazed door, Radiator.

Lounge: 12'2" x 10'3" (3.71 m x 3.12 m) Coved ceiling, TV point, Bamboo finish flooring, TV point, UPVC double glazed bay window, Archway to:-

Dining Room: 8'10" x 7'9" (2.69 m x 2.36 m) Coved ceiling, Bamboo finish flooring, TV point, UPVC double glazed window, Radiator.

Kitchen: 8'10" x 7'9" (2.69 m x 2.36 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor over, Stainless steel sink, Built in storage, Tiled floor, UPVC double glazed window, Radiator.

First Floor:

Landing: Built in cupboard, Loft access.

Bedroom 1: 12'2" x 10'0" (3.71 m x 3.05 m) Built in wardrobes, UPVC double glazed bay window, Radiator.

Bedroom 2: 10'0" x 10'0" (3.05 m x 3.05 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'2" x 6'8" (2.49 m x 2.03 m) Built in cupboard housing gas central heating boiler, Bamboo finish flooring, UPVC double glazed window, Radiator.

Shower Room: Spacious three piece comprising; Step in shower, Low flush WC, Pedestal wash basin, Tiled walls, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Laid to gravel and paving.

Rear: Around 40' in length, Mainly laid to lawn.

Parking: Possible off street parking to the front.

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 - B £1860.61 (2025/26)

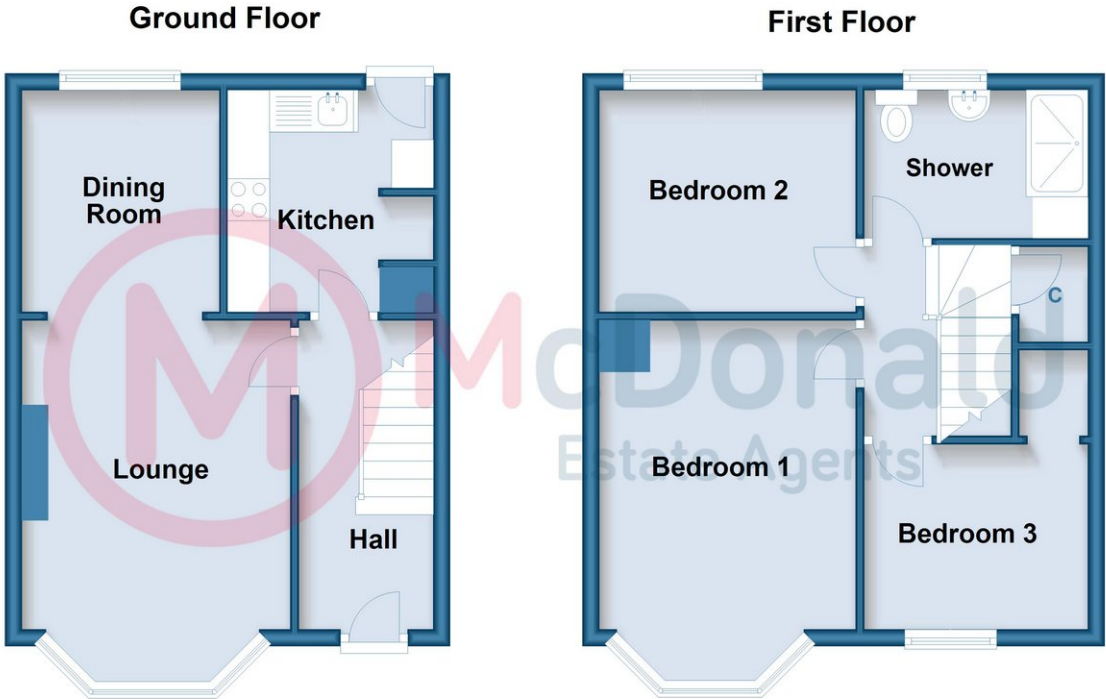


Directions: Travel inland along Red Bank Road taking the fourth turning at the roundabout into Devonshire Road, then take the second left into Galway Avenue and third right into Limerick Road.

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		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Limerick Road

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