



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

£224,950

A beautifully proportioned Family Home with a contemporary decor theme and super tasteful finishing details. To the ground floor are two separate Reception Rooms each over 16' plus a 24' modern Fitted Dining Kitchen, whilst to the first and second floors are FOUR BEDROOMS and a STUNNING modern four piece Bathroom. A fabulous example - needs to be seen.

- Lounge
- Sitting/Dining Room
- Modern Dining Kitchen
- Four Bedrooms
- Modern Four Piece Bathroom
- Westerly facing rear Garden
- Possible off street Parking



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Vestibule: Wood effect laminate flooring, UPVC double glazed door.

Hall: Meter cupboard, Coved ceiling, Delft shelf, Understairs storage housing gas central heating boiler, Wood effect laminate flooring, Radiator.

Lounge: 16'1" x 12'2" (4.90 m x 3.71 m) Beautiful feature cast iron fireplace, Coved ceiling, TV point, wood effect laminate flooring, UPVC double glazed bay window.

Sitting / Dining Room: 16'10" x 12'2" (5.13 m x 3.71 m) Coved ceiling, TV point, Wood effect laminate flooring, UPVC double glazed windows and door to rear garden.

Dining Kitchen: 24'5" x 8'3" (7.44 m x 2.51 m) Modern style wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, Single drainer stainless steel sink, Plumbed for washing machine, Wood effect laminate flooring, UPVC double glazed windows.



First Floor:

Bedroom 1: 16'1" x 11'7" (4.90 m x 3.53 m) Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

Bedroom 2: 16'4" x 11'7" (4.98 m x 3.53 m) Modern fitted wardrobes, coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 3: 8'2" x 7'9" (2.49 m x 2.36 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bathroom: Stunning modern four piece bathroom comprising; Freestanding bath, Large walk-in shower, Vanity wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window, Radiator.



Second Floor:

Bedroom 4: 13'5" x 9'6" (4.09 m x 2.90 m) Eaves storage, Two Velux windows, Radiator.

WC: Low flush WC, Wash basin.



Outside:

Front: Laid to block paving with established trees and shrubs.

Rear: Westerly facing, Mainly laid to lawn with patio area.

Parking: Possible off street parking to the front and rear.

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 - C £2233.97 (2026/27)

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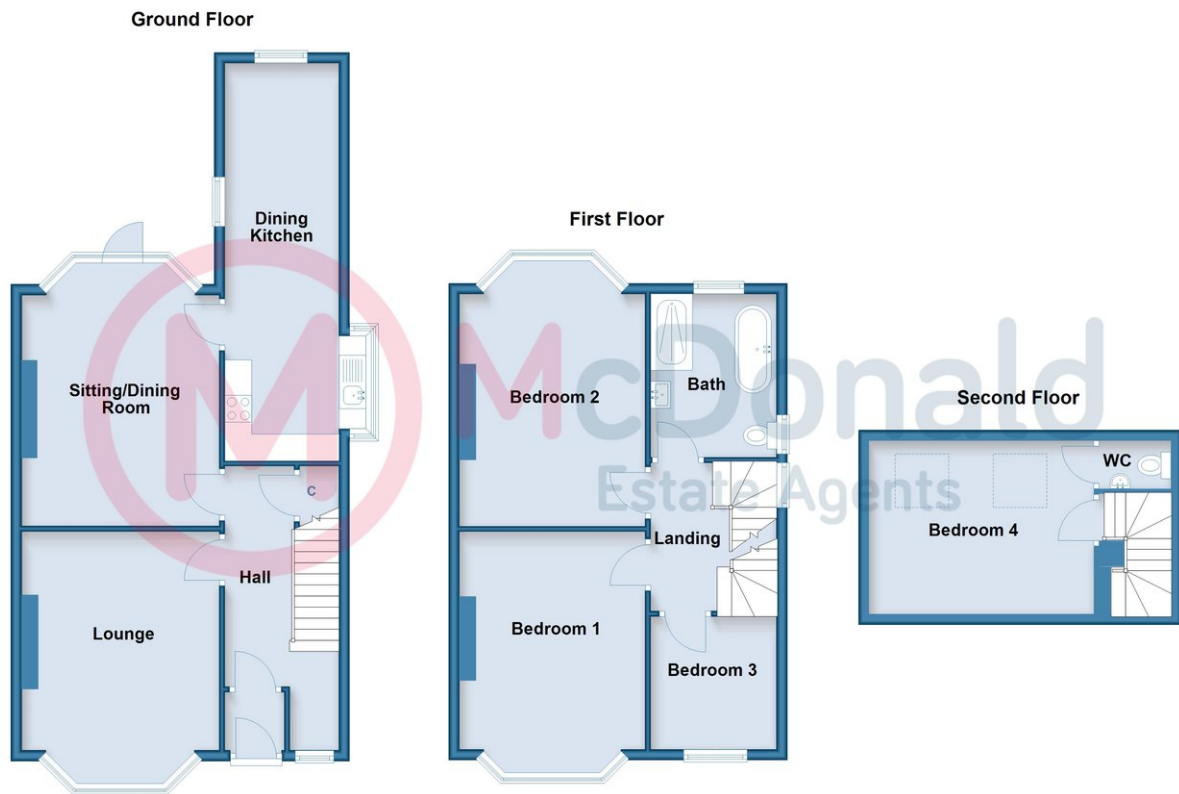


Directions: Opposite our Bispham Office on Red Bank Road travel directly south along Warbreck Drive turning seventh left into Shaftesbury Avenue and then second right into Argyll Road.

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			
(55-68) D		66	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Argyll Road

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