



6 Airdrie Place,
Bispham, FY2 0EQ

£89,950

This mid-garden terraced house benefits from modern décor throughout and offers spacious accommodation. The ground floor features a generous open-plan lounge and dining room measuring over 21ft x 12ft, together with a super **STYLISH** fitted kitchen.

To the first floor are **TWO DOUBLE BEDROOMS**, the smaller measuring over 12ft x 8ft and a modern bathroom.

Further benefits include a sunny, **WEST-FACING REAR GARDEN** and a front porch. The property is conveniently located just 0.3 miles from Blackpool and The Fylde College and 0.7 miles from Bispham Village centre.

- Two **DOUBLE** bedrooms
- **LARGE** lounge / dining room
- **STUNNING** fitted kitchen
- Modern bathroom



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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- UPVC double glazing
- Gas central heating
- WEST facing rear

Ground Floor:

Hall: Concealed radiator, Built in understairs storage cupboard, UPVC double glazed front door.

Porch: UPVC double glazed windows and door.

Lounge/Dining Room: 21'10" x 12'5" (6.65 m x 3.78 m) UPVC double glazed window and patio doors to rear gardens, Radiator.

Kitchen: 9'4" x 8'11" (2.84 m x 2.72 m) Stylish range of modern fitted wall and base cupboard units, Complimentary roll edge work tops, Stainless steel sink, Built in Oven, Hob & Extractor hood, UPVC double glazed window Tiled splashback, Plumbed for automatic washer.

First Floor:

Bedroom 1: 12'6" x 12'6" (3.81 m x 3.81 m) UPVC double glazed window, Radiator, Large built-in storage cupboard

Bedroom 2: 12'6" x 8'11" (3.81 m x 2.72 m) UPVC double glazed window, Radiator.

Bathroom: Modern bathroom comprising Panelled bath with overhead shower and Pedestal wash hand basin, Radiator, Tiled walls, UPVC double glazed window.

Separate Wc: Low flush wc, UPVC double glazed window.

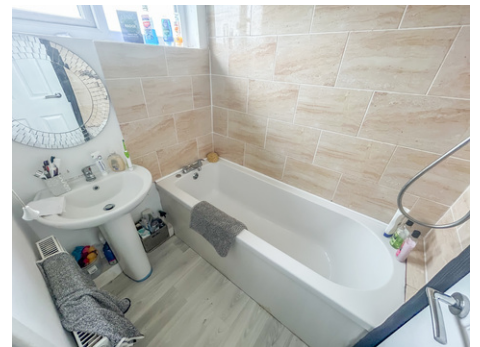
Front: Small Lawn, Integral store.

Rear: Sunnier West facing aspect, Mostly lawned, Stone gravelled patio area.

Heating: Gas central heating (NOT TESTED)

Council Tax: Band A / Charges for 2026/7 £1645.88

Tenure: We have been informed the property is Freehold. Interested parties should seek clarification from their legal advisor.

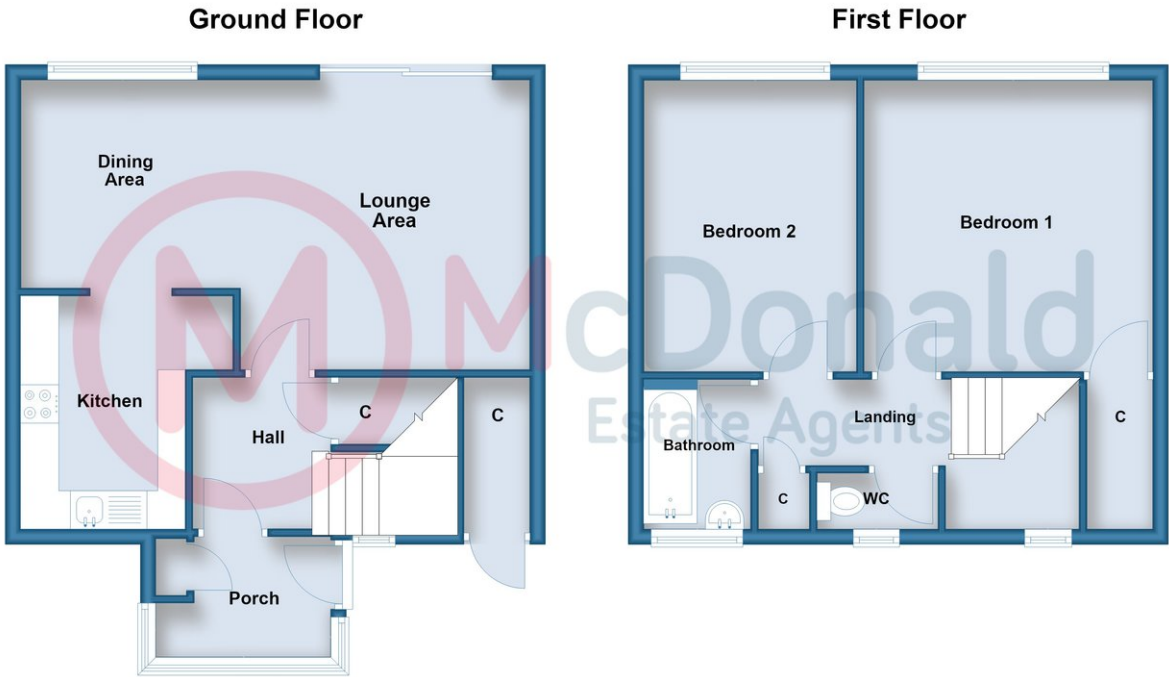


Directions: From our office take Red Bank Road heading inland, continue across the roundabout and through the village, at the end turn left into Ashfield Road. Take the fourth right into Portree Road and Airdrie Place can be found second on the left.

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		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Airdrie Place

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