



McDonald

Estate Agents

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4 Pennystone Road, Bispham,
Blackpool, FY2 9HL



£205,000

This spacious, traditional style stone bay Semi Detached House offers beautifully proportioned accommodation, and also boasts further rooms in the Basement - perfect potential as a teenager suite/games rooms/office space, or perhaps for those with A dependent relative. A fabulous spot, with the seafront at the end of the road, and Red Bank Road a mere 150m away - Sold with NO ONWARD CHAIN.

- Lounge
- Dining room
- Kitchen
- Three Bedrooms
- Bathroom with separate WC
- Three Basement rooms
- UPVC double glazing; Gas central heating
- Gardens; Off street parking



Successfully selling property since
1948.



Porch: UPVC double glazed doors.

Hall: Picture rail, Staircase to basement rooms, UPVC double glazed window, Radiator.

Lounge: 16'5" x 11'8" (5.00 m x 3.56 m) Feature fireplace with a composite marble hearth, TV point, Coved ceiling, Picture rail, UPVC double glazed window, Radiator.

Dining Room: 15'9" x 11'4" (4.80 m x 3.45 m) Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

Kitchen: 10'2" x 7'8" (3.10 m x 2.34 m) Wall and base cupboard units with complementary worktops, Split level oven and hob with extractor hood, One and a half bowl sink with mixer tap, Plumbed for washing machine, UPVC double glazed window.



Basement: Head height approximately 6'3".

Basement Hall: Recessed lighting, Radiator.

Room 1: 15'7" x 11'8" (4.75 m x 3.56 m) Recessed lighting, UPVC double glazed window, Radiator.

Room 2: 15'1" x 11'6" (4.60 m x 3.51 m) Underfloor heating, Coved ceiling, UPVC double glazed window.

Shower Room: Walk in shower, Low flush WC. Requires finishing.

Utility Room: 9'10" x 7'3" (3.00 m x 2.21 m) Base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink, Recessed lighting, UPVC double glazed window and door.



First Floor:

Landing: Loft access, Picture rail.

Bedroom 1: 16'5" x 11'10" (5.00 m x 3.61 m) Coved ceiling, TV point, picture rail, UPVC double glazed window, Radiator.

Bedroom 2: 15'9" x 11'6" (4.80 m x 3.51 m) Pedestal wash basin, TV point, UPVC double glazed bay window, Radiator.

Bedroom 3: 8'4" x 7'6" (2.54 m x 2.29 m) Picture rail, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Corner step in shower, Pedestal wash basin, Tiled walls, Airing cupboard, UPVC double glazed window, Radiator.

WC: Low flush WC, Part tiled walls, UPVC double glazed window.



Outside:

Front: Laid to imprinted patterned concrete with a flowerbed.

Rear: Raised area which has been lawn seeded, and patio.

Parking: Picture rail, UPVC double glazed window, Radiator.

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)

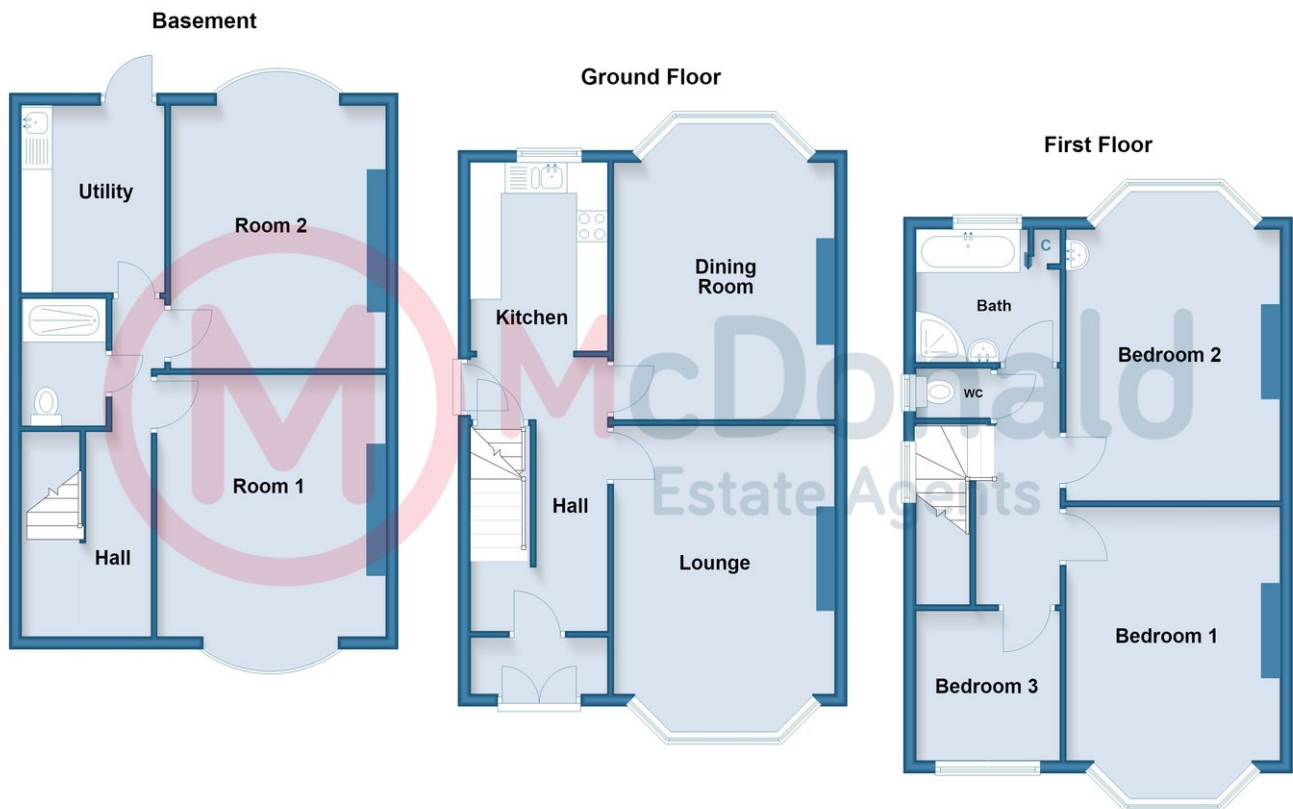


Directions: Take Red Bank Road and proceed towards the sea front, turn right into Beaufort Avenue and finally first left into Pennystone Road.

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



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4 Pennystone

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