



73 Kelvin Road, Bispham, Blackpool,
FY5 3AF

£174,950

This Semi Detached Home has been much improved buy the current owner, and offers a contemporary open plan style of living, with a crisp decor theme throughout, and a lovely landscaped rear Garden. A really nice example.

- Lounge
- Open plan Dining Kitchen
- Three Bedrooms
- Bathroom
- UPVC double glazing
- Gas central heating
- Gardens - landscaped to the rear
- Garage

McDonald
Estate Agents
Fylde Coast Property Hub
81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498
sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk

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Hall: UPVC double glazed door, Understairs store, Radiator.

Lounge: 14'0" x 11'5" (4.27 m x 3.48 m) Feature fireplace with a free standing solid fuel stove, TV point, Wood effect laminate flooring, UPVC double glazed bay window, Vertical radiator. Open plan to :-

Dining Kitchen: 17'10" x 12'0" (5.44 m x 3.66 m) Attractive wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, One and a half bowl stainless steel sink with mixer tap, Wood effect laminate flooring, UPVC double glazed patio doors and window.



First Floor:

Landing: Loft access, UPVC double glazed window.

Bedroom 1: 14'0" x 11'5" (4.27 m x 3.48 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 12'0" x 11'0" (3.66 m x 3.35 m) UPVC double glazed window, Radiator.

Bedroom 3: 7'10" x 6'0" (2.39 m x 1.83 m) UPVC double glazed window, Radiator.

Bathroom: Modern style three piece suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window, Radiator.



Outside:

Front: Mainly laid to slate chippings.

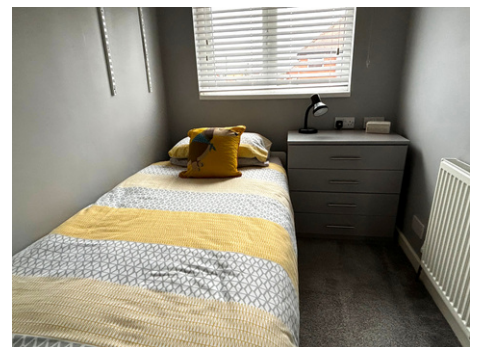
Rear: Laid to a combination of lawn and paved patio areas.

Parking: Detached concrete sectional garage.

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 £1954.73 (2026/27)



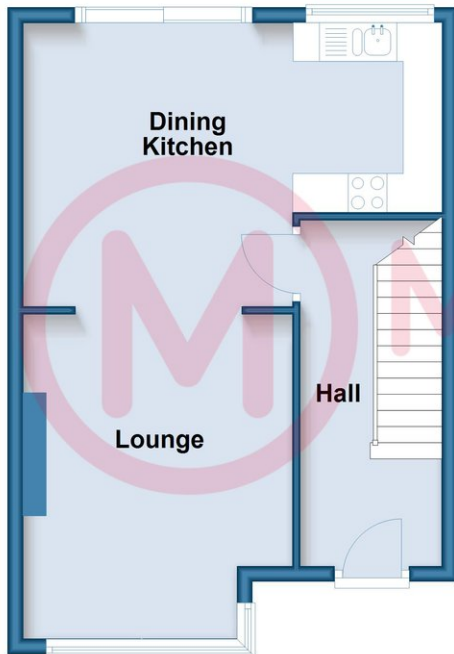
Directions: From our office on Red Bank Road, travel inland turning left at the roundabout onto Devonshire Road. Continue along taking the sixth turning on the right into Mossom Lane and finally third right into Kelvin Road.

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		69	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Kelvin Road

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