



34 Fleetwood Road, Bispham,
Blackpool, FY5 1SF

£424,950

Simply a WOW !!

This exceptional Detached family sized Home has been painstakingly and meticulously **TRANSFORMED** by the current owners to skillfully provide superb levels of well designed space. To the ground floor is a huge open plan Living space with a quality Kitchen and fittings, separate Utility, two double Bedrooms and four piece Bathroom, whilst to the first floor is the Master Bedroom suite (originally two Bedrooms, and easily converted back) with two en-suites and two walk in robes. The theme continues outside with a gorgeous Westerly facing landscaped Garden, and loads of Parking should you wish. An outstanding example, sold with **NO ONWARD CHAIN**.

- Huge open plan Living Area
- 4 Bedrooms (currently arranged as three)
- Two en-suites and four piece Family Bathroom
- Gorgeous Gardens - Westerly facing rear
- Garage and plenty of additional Parking
- Immaculate presentation throughout

Successfully selling property since
1948.



McDonald

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Reception Hall: Wood effect laminate flooring, UPVC double glazed windows and door, Radiator.

Open Plan Living Area: 33'0" x 21'7" (10.06 m x 6.58 m) Range of modern fitted wall and base cupboard units with Quartz worktops and matching island, Recessed sink with mixer tap. Integrated appliances to include; fridge, microwave, double oven, hob with extractor and dishwasher. TV point, Recessed lighting, Wood effect laminate flooring, UPVC double glazed patio doors and picture windows, Four contemporary style radiators.

Utility: 9'9" x 9'0" (2.97 m x 2.74 m) Wall and base cupboard units with complementary roll edge worktops, Plumbed for washing machine, UPVC double glazed door.

Bedroom 3: 14'2" x 12'4" (4.32 m x 3.76 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 4: 10'9" x 9'10" (3.28 m x 3.00 m) Coved ceiling, UPVC double glazed window, Radiator.

Bathroom: Four piece bathroom comprising; Tile panelled bath, Integrated low flush WC, Vanity wash basin, Step in shower cubicle, Tiled walls, Luxury vinyl plank flooring, Recessed lighting, UPVC double glazed window, Stainless steel finish panel radiator.

First Floor:

Landing: Double glazed skylight window, Coved ceiling.

Master Bedroom Suite: 25'0" x 11'10" (7.62 m x 3.61 m) With two walk-in wardrobes and two en-suite bath/shower rooms, Recessed lighting, UPVC double glazed windows,. (Originally two Bedrooms - easily converted back).

Outside:

Front: Laid to a combination of pattern imprinted concrete and lawn.

Rear: A gorgeous Westerly facing rear garden laid to a combination of lawn and paved patio areas, and a composite timber deck, Numerous established trees and shrubs. There is also a summerhouse with an inside/outside seating area.

Parking: Concrete sectional garage and plenty of additional 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 - D £2513.22 (2026/27)



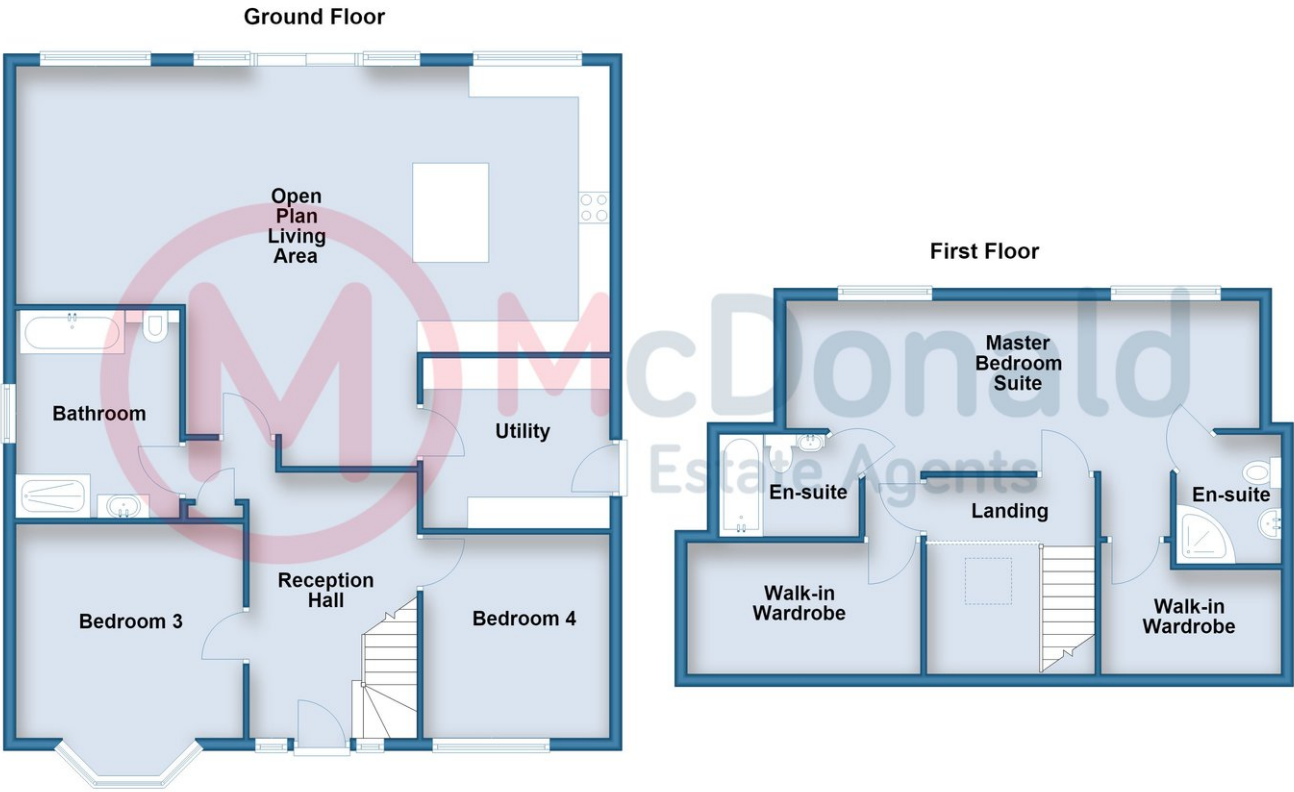
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Directions: From our office on Red Bank Road, proceed inland. Cross the roundabout into the Village and at the mini roundabout turn left into All Hallows Road. After passing the church this becomes Fleetwood Road.

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		83
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Fleetwood Road

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