



10a Pennystone Road, Bispham,
Blackpool, FY2 9HL

£189,950

A rare opportunity.

Built circa 2023 and situated literally just 100 yards from the SEAFRONT, this superb home presents a rare opportunity to purchase an almost new family property in such a sought-after location.

Designed in the ever-popular 'hall-to-hall' style, this is an unusually SPACIOUS new-build home, offering THREE exceptionally well-proportioned bedrooms, with even the smallest measuring almost 11ft x 7ft. The principal bedroom benefits from a stylish EN-SUITE, complemented by a contemporary family bathroom and a convenient ground floor WC.

The accommodation continues to impress with a superb lounge measuring almost 19ft x 13ft, while the spacious and beautifully appointed fitted dining kitchen provides the ideal hub for modern family living. A separate utility room adds further practicality.

Externally, the property is equally impressive, boasting enclosed rear gardens extending to over 40ft, with additional land beyond providing further parking to complement the driveway at the front.

Offered in genuine 'turnkey' condition and with NO ONWARD CHAIN, this outstanding home is ready for immediate occupation.

Successfully selling property since 1948.



McDonald

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Fylde Coast Property Hub

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- **Three SIZEABLE bedrooms**
- **LARGE lounge**
- **Ground floor WC**
- **Fitted Utility**
- **LARGE stylish DINING kitchen**
- **Modern bathroom**
- **Large REAR GARDEN**
- **AMPLE parking to front AND rear**
- **UPVC double glazing**
- **Gas central heating**

Open Porch.

Hall: Double glazed composite front door, Staircase, Wood effect laminate flooring, Radiator.

Lounge: 18'6" x 12'9" (5.64 m x 3.89 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Utility Room: 5'11" x 5'7" (1.80 m x 1.70 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Plumbed for washing machine, Extractor fan, Wood effect laminate flooring. Leading to:-

Ground Floor WC: Low flush WC, Pedestal wash basin, Heated towel rail/radiator.

Dining Kitchen: 16'0" x 15'3" (4.88 m x 4.65 m) Spacious, contemporary open plan dining kitchen area comprising :-

...Dining Area: Built in cupboard housing combi gas central heating boiler, Wood effect laminate flooring, UPVC double glazed patio doors to rear garden, Radiator. Directly open to:-

...Kitchen Area: Stylish range of fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, Integrated appliances to include; Oven, hob, extractor hood, fridge, freezer and dishwasher. Wood effect laminate flooring, UPVC double glazed window.

First Floor:

Landing: Loft access, Radiator.

Bedroom 1: 14'0" x 8'7" (4.27 m x 2.62 m) UPVC double glazed window, Radiator.

En-Suite: Comprising; Panelled shower cubicle, Pedestal wash basin, Low flush WC, Extractor fan, Heated towel rail/radiator.



Bedroom 2: 10'7" x 8'1" (3.23 m x 2.46 m) UPVC double glazed window, Radiator.

Bedroom 3: 10'9" x 6'11" (3.28 m x 2.11 m) Built in cupboard, UPVC double glazed window, Radiator.

Bathroom: Modern three piece bathroom comprising; Panelled bath with shower attachment, Vanity wash basin, Low flush WC, Part panelled walls, Heated towel rail/radiator.

Outside:

Front: Brick/block paved.

Rear: Lawned (approximately 43' in long), Gate leading to:-

Parking: Parking spaces for two vehicles beyond the garden area plus the additional parking to the front garden area.

Heating: Gas central heating (There is a gas safety certificate dated Oct 2025 available for review).

Additional Information: Gas - There is a Baxi 5 year warranty from 2023 for the boiler available for review / Electrics - There is an electrical test certificate dated Oct 2023 available for review / There is a local authority Completion of Works Certificate dated Oct 2023 available for review / There is a sound insulation test certificate dated Nov 2023 available for review / There is a ventilation (air permeability) test certificate dated Oct 2023 available for review

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)



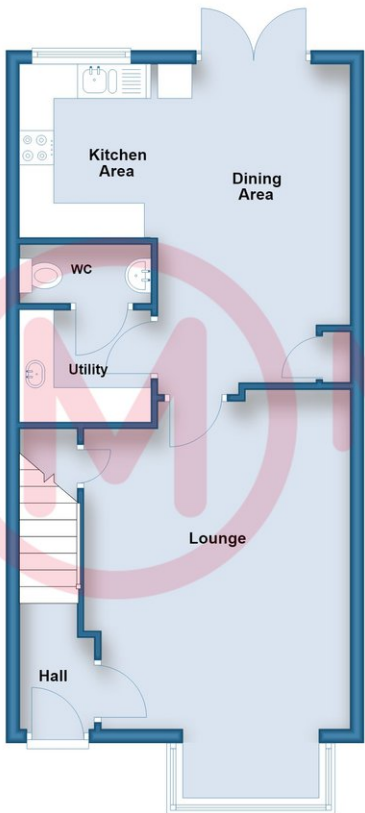
Directions: Take Red Bank Road and proceed towards the sea front, turn right into Beaufort Avenue and finally first left into Pennystone Road.

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.

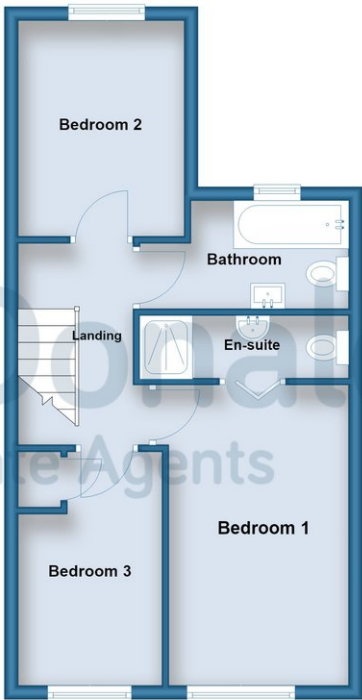
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	95
(81-91) B		
(69-80) C		
(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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Plan produced using PlanUp.

Pennystone Road

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