



49 Tarragon Drive, Bispham,
Blackpool, FY2 0WL

£299,999

Situated on an ever popular development, this Detached family Home offers truly immaculate accommodation. To the ground floor is a Lounge and separate Dining Room plus an 'L' shape Dining Kitchen and UPVC double glazed Conservatory, whilst to the first floor are the **FOUR BEDROOMS**, two of which are en-suite. A credit to the current owner.

- Lounge
- Dining Room
- Dining Kitchen
- Conservatory
- Four Bedrooms (two with en-suite)
- Family Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Gardens

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Hall: Double glazed door, Storage cupboard, Personal door to garage. Wood effect laminate flooring, Radiator.

WC: Low flush WC and wash basin, UPVC double glazed window, Radiator.

Lounge: 18'9" x 10'10" (5.71 m x 3.30 m) Feature fireplace with gas fire, TV point, UPVC double glazed window, Radiator, Double doors to :-

Dining Room: 11'10" x 8'10" (3.61 m x 2.69 m) Radiator, UPVC double glazed French doors to:-

Conservatory: 9'11" x 9'7" (3.02 m x 2.92 m) UPVC double glazed windows and doors to rear garden.

Dining Kitchen: 15'2" x 13'2" (4.62 m x 4.01 m) 'L' shaped. Fitted wall and base cupboard units with complementary worktops, One and a half bowl stainless steel sink and drainer with mixer tap, Built in oven and hob with extractor over, Plumbed for washing machine, Tiled splash back, UPVC double glazed window and door, Radiator.

First Floor:

Landing: Storage cupboard, Loft access, UPVC double glazed window, Radiator.

Bedroom 1: 15'3" x 12'3" (4.65 m x 3.73 m) Fitted wardrobes and built in wardrobes, UPVC double glazed window, Radiator.

En-Suite 1: Three piece suite comprising; Bath with overhead electric shower unit, Low flush WC, Pedestal wash basin, Part tiled walls, Tiled floor, UPVC double glazed window, Radiator.

Bedroom 2: 12'9" x 10'1" (3.89 m x 3.07 m) UPVC double glazed window, Radiator.

En-Suite 2: Three piece suite comprising; Step in shower cubicle, Low flush WC, Pedestal wash basin, Part tiled walls, UPVC double glazed window, Radiator.

Bedroom 3: 10'4" x 8'9" (3.15 m x 2.67 m) TV point, UPVC double glazed window, Radiator.

Bedroom 4: 9'10" x 6'8" (3.00 m x 2.03 m) UPVC double glazed window, Radiator.

Family Bathroom: Three piece suite comprising; Panel bath, Low flush WC, Pedestal wash basin, Part tiled walls, Tiled floor, UPVC double glazed window, Radiator.

Outside:

Front: Mainly laid to gravel.

Rear: An attractive rear garden landscaped in gravel and paving for easy maintenance.

Integral Garage: 17'6" x 8'2" (5.33 m x 2.49 m) With an up and over door, Power and light, Gas central heating boiler. Private drive 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 - E £3071.71 (2026/27)

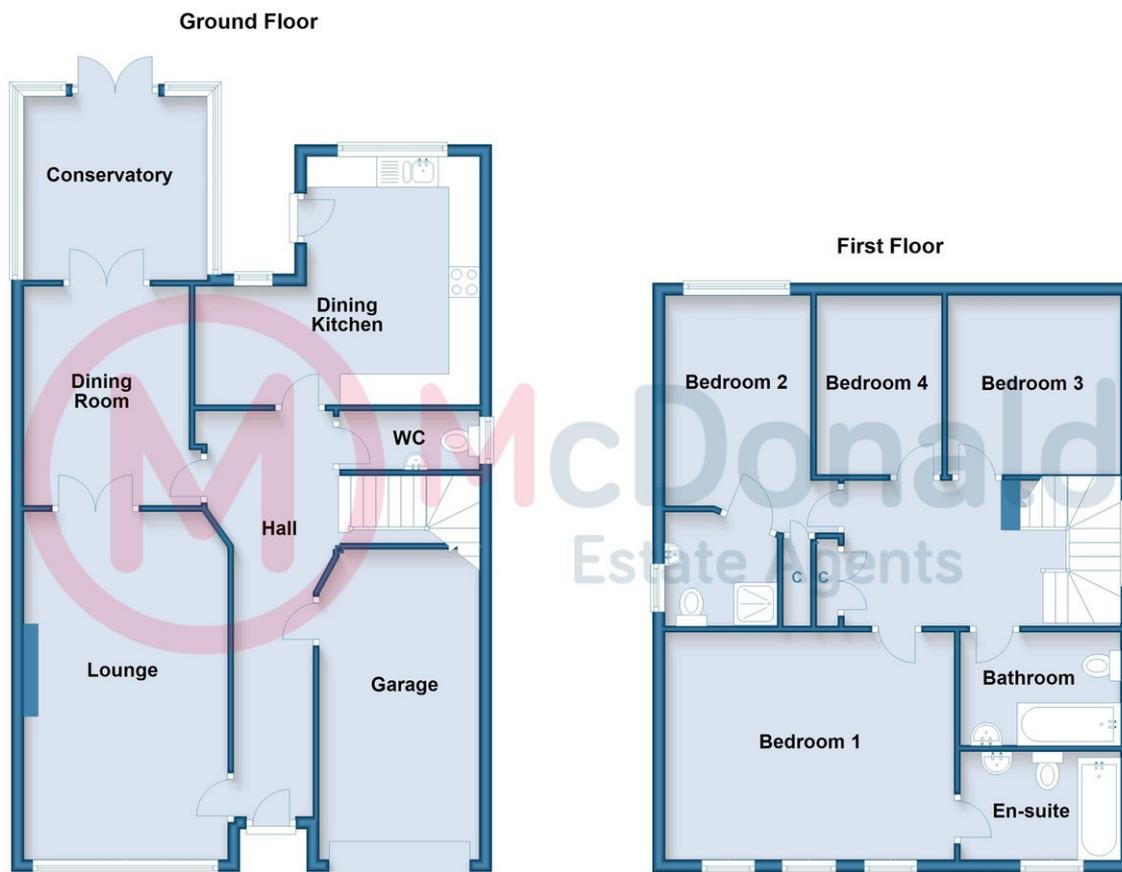


Directions: From our office proceed inland along Red Bank Road to the main roundabout and take the third exit on to Bispham Road, continue along and take the second turning on the left into Moor Park Road. Proceed to the mini roundabout and turn right into Tarragon Drive.

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



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Tarragon Drive

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