



**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

16 North Drive, Bispham, Blackpool,  
FY5 3AQ

**£149,950**

**\* POTENTIAL, POTENTIAL, POTENTIAL \***

An **EXTENDED** Semi Detached family home affording really nicely proportioned accommodation, particularly to the ground floor which now boasts two Reception rooms and a Breakfast Kitchen with separate Utility. An ever popular residential location, and sold with **NO ONWARD CHAIN**.

- Two Reception Rooms
- Breakfast Kitchen with separate Utility
- Ground floor WC
- Three Bedrooms
- Bathroom
- UPVC double glazing and gas central heating
- Gardens
- Garage and parking



Successfully selling property since  
1948.



**Vestibule:** Tiled floor, UPVC double glazed door.

**Hall:** Tiled floor, Meter cupboard, Coved ceiling, Dado rail, UPVC double glazed door, Radiator.

**WC:** Low flush WC, Tiled floor, UPVC double glazed window.

**Lounge:** 15'5" x 10'10" (4.70 m x 3.30 m) Wall mounted gas fire with side display plinths extending to alcoves, TV point, Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Radiator. Glazed door to:-

**Dining Room:** 13'5" x 10'10" (4.09 m x 3.30 m) Coved ceiling, Dado rail, UPVC double glazed window, Radiator.

**Utility Room:** 9'2" x 5'7" (2.79 m x 1.70 m) Built in cupboard, Tiled floor, Arch to:-

**Kitchen:** 11'0" x 10'8" (3.35 m x 3.25 m) Wall and base cupboard units with complementary roll edge work surfaces and breakfast bar, Integrated oven and hob with extractor, Stainless steel sink unit with mixer tap, Plumbed for washing machine, Tiled floor, UPVC double glazed windows and door.

#### **First Floor:**

**Landing:** Built in cupboard, Loft access, Coved ceiling, Dado rail, UPVC double glazed window.

**Bedroom 1:** 13'5" x 10'6" (4.09 m x 3.20 m) Built in wardrobe, Coved ceiling, UPVC double glazed window, Radiator.

**Bedroom 2:** 12'4" x 9'6" (3.76 m x 2.90 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 9'2" x 6'11" (2.79 m x 2.11 m) Coved ceiling, UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Gas central heating boiler, UPVC double glazed window, Radiator.

#### **Outside:**

**Front:** Gravelled with raised beds and established borders.

**Rear:** Mainly laid to lawn with paved patio areas and established borders.

**Parking:** Garage and private drive.

**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)



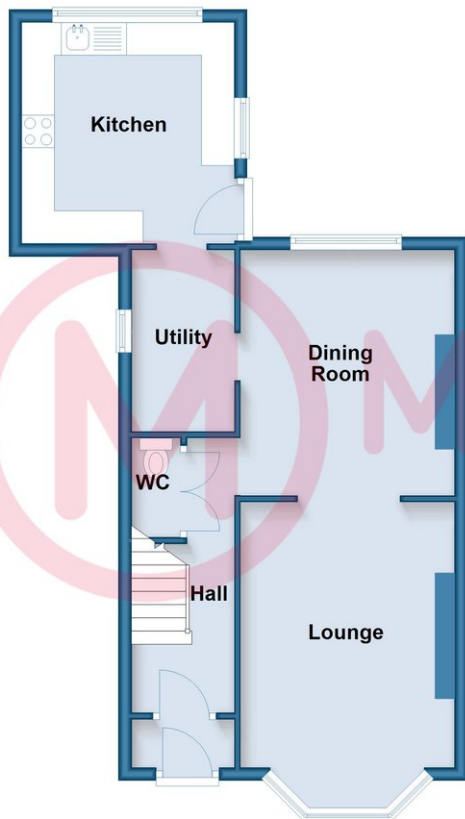
**Directions:** From our office on Red Bank Road proceed inland, at the roundabout turn left into Devonshire Road. Take the third right into Guildford Avenue, continue to the end and into Fleetwood Road, North Drive is the first road on the left.

**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.

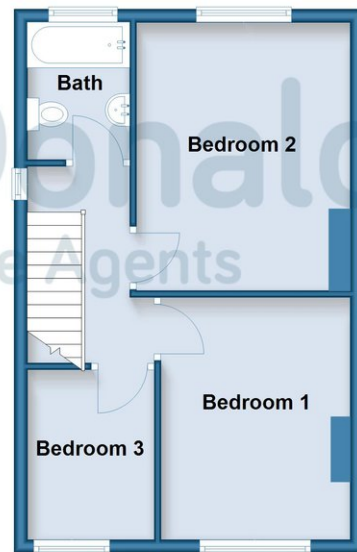
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**Ground Floor**



**First Floor**



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

**North Drive**

Are YOU thinking of selling?  
Call McDonald Estate Agents NOW, for  
your FREE market appraisal.

Successfully selling property since 1948.

