



76 Ashfield Road, Bispham, Blackpool,
FY2 0DJ

£159,995

Occupying an imposing corner plot, this Fieldings built Semi is nicely presented throughout, with modern Kitchen and Bathroom facilities. Externally are the wrap around gardens which also offer impressive levels of Parking, and the property is sold with NO ONWARD CHAIN.

- Lounge
- Modern Dining Kitchen
- Three Bedrooms
- Modern style Bathroom
- UPVC double glazing
- Corner Gardens
- Garden room
- Garage and additional parking

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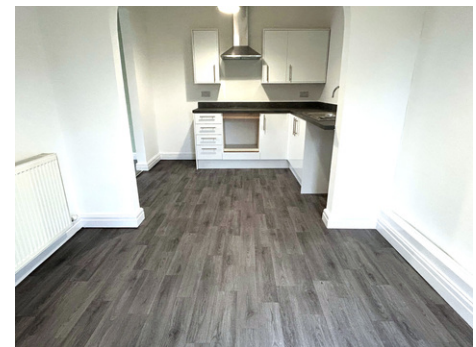
McDonald
Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498



sales@mcdonaldproperty.co.uk
www.mcdonaldproperty.co.uk



Hall: Meter cupboard, UPVC double glazed window, Radiator.

Lounge: 12'4" x 10'2" (3.76 m x 3.10 m) TV point, UPVC double glazed bay window, Radiator. Archway to :-

Dining Kitchen: 16'3" x 9'2" (4.95 m x 2.79 m) Newly fitted wall and base cupboard units with complementary worktops, Single drainer stainless steel sink with mixer tap, Wood effect laminate flooring, UPVC double glazed patio doors, Radiator.

Garden Room: UPVC double glazed windows and door.

First Floor:

Bedroom 1: 12'4" x 10'0" (3.76 m x 3.05 m) UPVC double glazed window, Radiator.

Bedroom 2: 10'0" x 9'2" (3.05 m x 2.79 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'7" x 5'10" (2.62 m x 1.78 m) UPVC double glazed window and door.

Bathroom: Modern style three piece bathroom comprising; Panelled bath with shower over, Vanity wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window, Heated towel rail.

Outside:

Gardens: Wrap around gardens to the front, side and rear, A combination of lawn and patio area with bark and gravel areas.

Parking: Driveway to the rear leading to a detached single 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 - £1860.61 (2025/26)



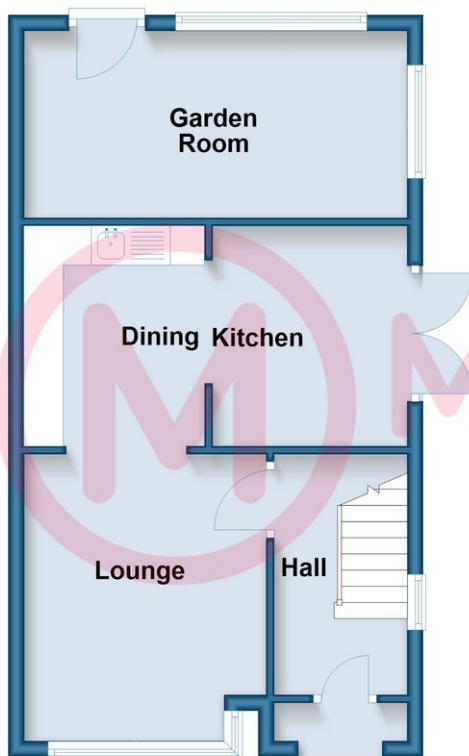
Directions: From our office, travel inland along Red Bank Road. Continue across the roundabout, and through the village, at the end turn right into Ashfield Road.

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.

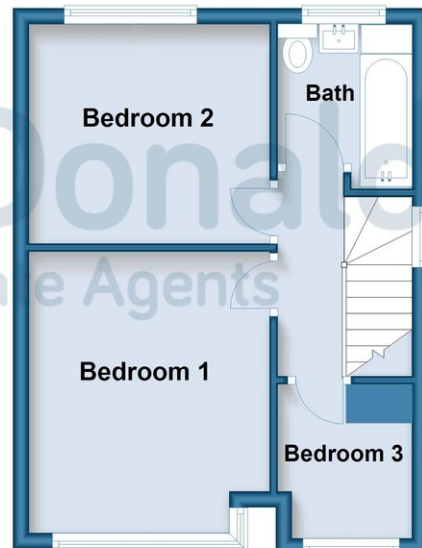
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		65	
(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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Ashfield Road

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Success

