



2 Sage Close, Bispham, Blackpool, FY2 0WG

£274,950

Situated on the ever popular Carleton Lodge Farm development, a Detached family home with **FOUR BEDROOMS** - two of which are en-suite, two separate Reception rooms plus a Dining Kitchen over 18' in length, and a **SOUTHERLY FACING** rear garden. Already empty, and good to go immediately with **NO ONWARD CHAIN** delay.

- Lounge
- Dining Room
- Dining Kitchen
- Four Bedrooms (two with en-suite)
- Family Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Gardens - Southerly facing rear
- Integral Garage

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1948.



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Hall: Wood effect laminate flooring, Understairs storage, Personal door to garage, Radiator.

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

Lounge: 15'10" x 13'10" (4.83 m x 4.22 m) Feature fireplace, TV point, UPVC double glazed bay window and doors to rear garden, Radiator.

Dining Room: 11'8" x 9'0" (3.56 m x 2.74 m) Coved ceiling, TV point, UPVC double glazed window, Radiator.

Dining Kitchen: 18'8" x 10'2" (5.69 m x 3.10 m) Wall and base cupboard units with complementary roll edge worktops, Split level oven and hob with extractor, Integrated fridge freezer; dishwasher; microwave and wine cooler, One and a half bowl stainless steel sink with mixer tap, Tiled floor, UPVC double glazed bay window and door to rear garden, Radiator.

First Floor:

Landing: Loft access, Built in cupboard.

Bedroom 1: 12'2" x 12'0" (3.71 m x 3.66 m) Fitted wardrobes, TV point, UPVC double glazed windows, Radiator. Archway to :-

Dressing Area: Walk in wardrobe, UPVC double glazed window.

En-Suite: Comprising; Step in shower, Vanity wash basin, Low flush WC, UPVC double glazed window.

Bedroom 2: 15'7" x 8'1" (4.75 m x 2.46 m) TV point, UPVC double glazed window, Radiator.

En-Suite 2: Comprising; Step in shower, Pedestal wash basin, Low flush WC, 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: 10'4" x 7'0" (3.15 m x 2.13 m) UPVC double glazed window, Radiator.

Family Bathroom: Comprising; Panelled bath, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.



Outside:

Front: Laid to lawn.

Rear: Laid to artificial lawn with paved patio areas.

Parking: Integrated garage with light, power and water.

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)

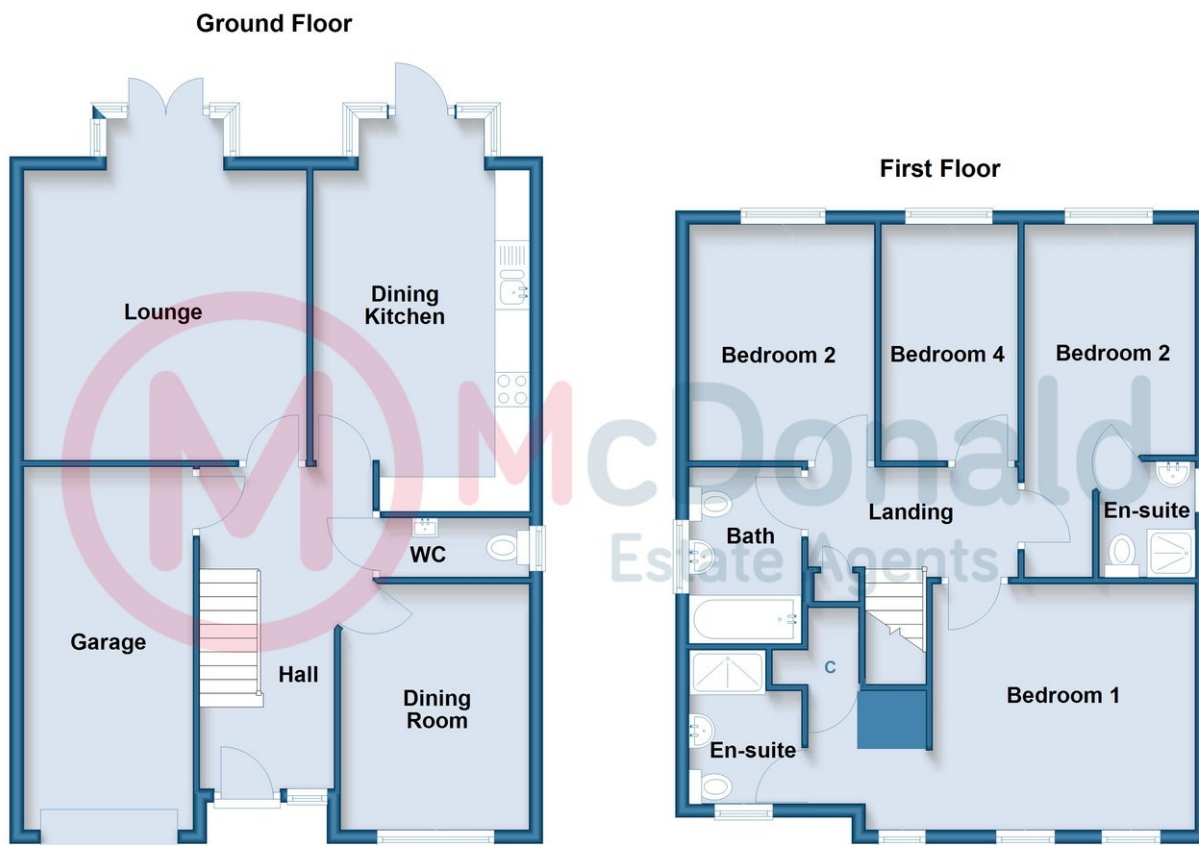


Directions: From our office proceed inland to the main roundabout and take the third exit on to Bispham Road, continue along and take the second turning on the left into Moor Park Road. Proceed to the mini roundabout and turn right into Tarragon Drive. Take the second left into Coriander close, and finally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

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		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Sage Close

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