



McDonald

Estate Agents

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**11 Coriander Close, Bispham,
Blackpool, FY2 0WE**

£167,500

Tucked away in a cul-de-sac forming part of the always popular Carleton Lodge Farm development, a much improved **THREE BEDROOM** End Terrace home. Sat in a lovely position with a wider Garden, which is not overlooked from the rear, and sold with **NO ONWARD CHAIN**.

- Lounge
- Modern Dining Kitchen
- Ground floor WC
- Three Bedrooms
- Bathroom
- UPVC double glazing
- Gas central heating
- Gardens
- Two parking spaces



Successfully selling property since
1948.



Hall: Double glazed door, Laminate wood flooring, Radiator.

Ground Floor WC: Low flush WC, Corner wall mounted sink, UPVC Double glazed window, Radiator.

Lounge: 13'9" x 11'4" (4.19 m x 3.45 m) Laminate wood flooring, TV point, UPVC double glazed French doors and windows to rear garden, Radiator.

Dining Kitchen: 15'2" x 7'3" (4.62 m x 2.21 m) Modern fitted wall and base cupboard units with complementary roll edge worktops, Single drainer sink with mixer tap, Built in oven and hob with extractor hood, Plumbed for washing machine, UPVC double glazed window, Radiator.

First Floor:

Landing: Loft access, Airing cupboard.

Bedroom 1: 13'4" x 11'8" (4.06 m x 3.56 m) Built in wardrobes, UPVC double glazed windows, Radiator.

Bedroom 2: 9'3" x 7'3" (2.82 m x 2.21 m) UPVC double glazed window, Radiator.

Bedroom 3: 7'3" x 6'4" (2.21 m x 1.93 m) UPVC double glazed window, Radiator.

Bathroom: Three piece suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Part tiled walls, Shaver point, UPVC double glazed window, Radiator.

Outside:

Front: Open plan front Garden.

Rear: A lovely rear garden laid to lawn with paved and timber deck patio areas.

Parking: Two private parking spaces.

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 - B £1954.73 (2026/27)



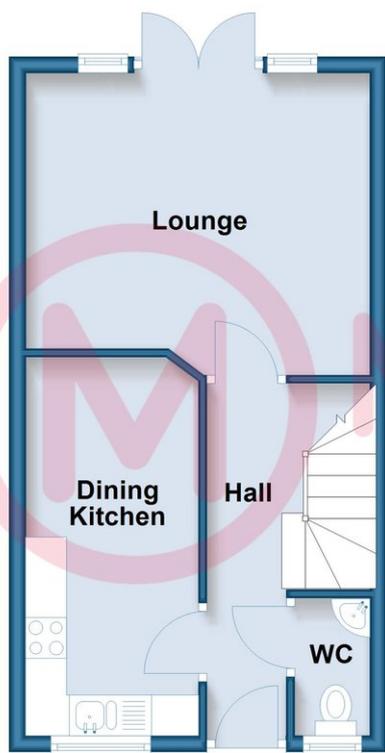
Directions: From our office on Red Bank Road proceed inland to the main roundabout and take the third turning into Bispham Road. Continue along and take the second turning on your left into Moor Park Avenue. Proceed to the mini roundabout and then turn right into Tarragon Drive. Coriander Close is at the back of the estate.

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.

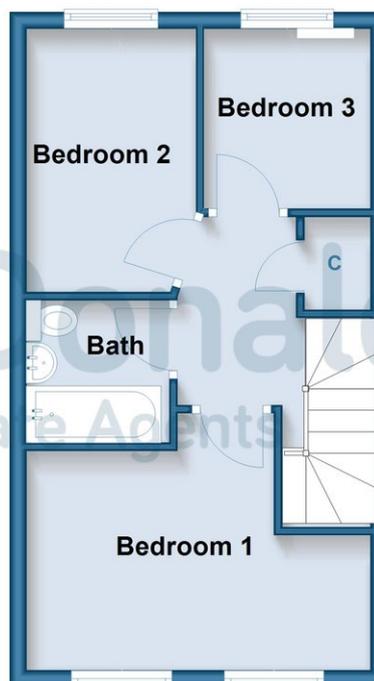
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	73	
(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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Coriander Close

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