



171 KinCraig Road, Bispham, Bispham, Blackpool, FY2 0PJ

£64,950

A Purpose Built first floor flat, situated on the edge of the development. Well presented accommodation throughout, and would make an equally perfect step onto the property ladder, downsize or a viable Buy to Let. Sold with NO ONWARD CHAIN.

- Two Bedrooms
- Lounge
- Kitchen
- Shower room
- UPVC double glazing
- Gas central heating



**McDonald**  
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**Private Entrance:** The apartment has its own private ground floor entrance.

**Hall:** Meter cupboards, UPVC double glazed front door and windows, Radiator. Staircase to:-

**First Floor:**

**Landing:** Loft access.

**Lounge:** 13'5" x 9'8" (4.09 m x 2.95 m) Wood effect laminate flooring, UPVC double glazed window, Radiator. Archway to:-

**Kitchen:** 11'7" x 7'5" (3.53 m x 2.26 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven and hob with extractor hood, Plumbed for washing machine, UPVC double glazed window, Radiator.

**Bedroom 1:** 11'4" x 10'5" (3.45 m x 3.17 m) UPVC double glazed window, Radiator.

**Study / Bedroom 2:** 7'2" x 6'9" (2.18 m x 2.06 m) Built in bed over bulkhead, UPVC double glazed window, Radiator.

**Shower Room:** ( ) Three piece shower room comprising; Shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Radiator.

**Outside:** Communal gardens.

**Heating:** Gas central heating (NOT TESTED).

**Tenure:** We have been informed that the property is leasehold; 125 years from 23/11/1992; Service charge £422.45 per annum; Ground rent £10 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - A £1675.48 (2026/27)

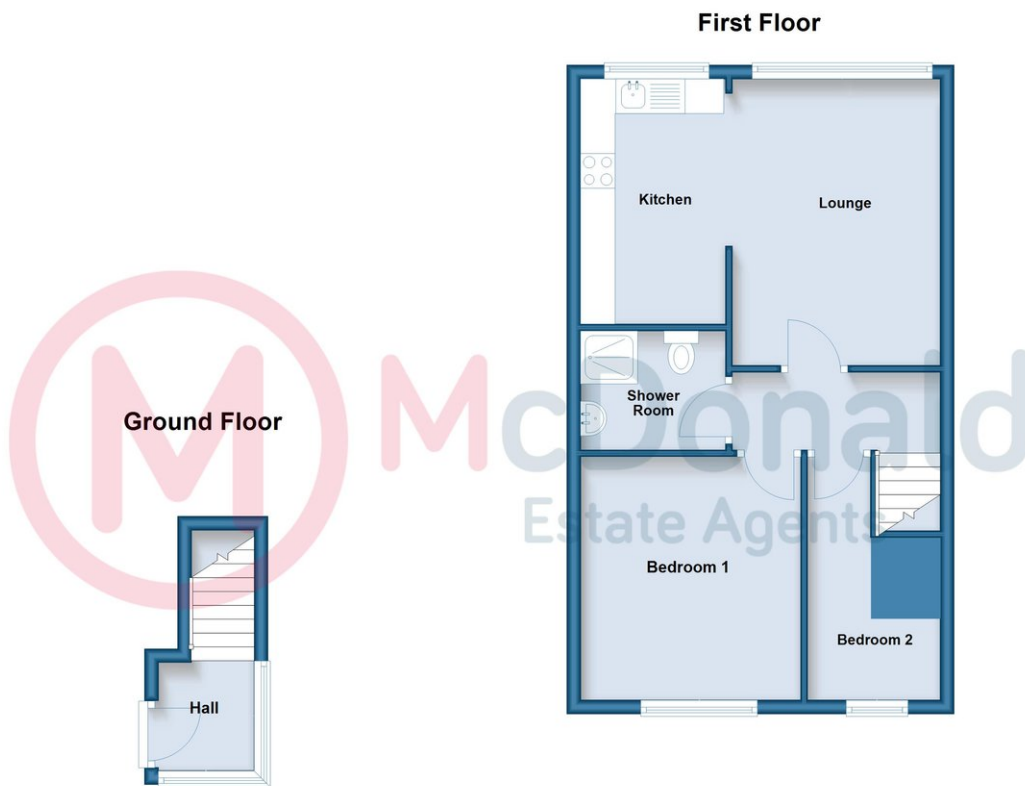


**Directions:** From our office on Red Bank Road travel inland, carry on over the roundabout and through the village. At the end of this road turn right onto Ashfield road and second left into Briarwood Drive. Follow this road to its end and the flats are situated in front of you.

**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>		76	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



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**Kincraig Road**

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