



65 Blackpool Road, Bispham,
Blackpool, FY2 0HT

£129,950

This Quasi Semi Detached (end of four) home occupies an absolutely **FANTASTIC** plot boasting a **WESTERLY** facing rear Garden which is well in excess of 100' !! The property itself would benefit from some upgrading, so is that perfect 'blank canvas' sold with **NO ONWARD CHAIN**.

- Three Bedrooms
- Shower Room
- Three Reception areas
- Kitchen
- UPVC double glazing
- Gas central heating
- Gardens - Westerly facing over 100' to the rear
- Garage



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



BRITISH PROPERTY AWARDS 2024 GOLD WINNER
ESTATE AGENT IN BLACKPOOL

2022 WINNER
ESTATE AGENT IN BLACKPOOL

2021 WINNER
ESTATE AGENT IN BLACKPOOL



Award winning property sales since 1948.



Vestibule: UPVC double glazed doors

Hall: Meter cupboards, Stairs to first floor, Radiator.

Lounge: 12'2" x 10'3" (3.71 m x 3.12 m) Gas fire with surround, Coved ceiling, UPVC bay window, Radiator. Open to:-

Dining Room: 9'2" x 8'0" (2.79 m x 2.44 m) Coved ceiling, Glazed doors, Radiator.

Sun Room: Double glazed windows and door to rear garden.

Kitchen: 9'2" x 7'9" (2.79 m x 2.36 m) Fitted wall and base units with complementary work surfaces and matching breakfast bar, Built in cupboard, Integrated oven and hob, Plumbed for washing machine, UPVC double glazed window and door.

First Floor:

Landing: Built in airing cupboard, Loft hatch, UPVC double glazed window.

Bedroom 1: 12'2" x 9'11" (3.71 m x 3.02 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 9'11" x 9'3" (3.02 m x 2.82 m) UPVC double glazed window, Radiator.

Bedroom 3: 6'8" x 6'0" (2.03 m x 1.83 m) Storage cupboard, UPVC double glazed window, Radiator.

Shower Room: Comprising; Shower cubicle, Vanity wash basin, Low flush WC, UPVC double glazed window, Radiator.

Outside:

Front: Mainly laid to concrete with established shrubs.

Rear: AWESOME Westerly facing rear garden in excess of 100' in length, Mainly concrete with established trees and shrubs.

Parking: Detached concrete sectional garage accessed via a shared driveway.

Boiler: Boiler tested October 2025. (Gas safety Record available to view in the office).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1860.61 (2025/26)



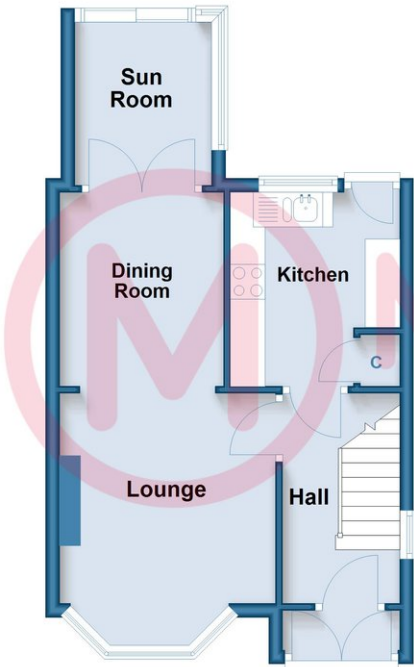
Directions: Travel inland along Red Bank Road crossing over the roundabout into Bispham village and then turn right at the mini roundabout into Blackpool Road.

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.

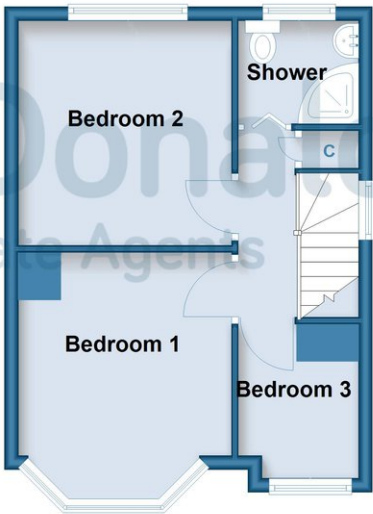
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
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.

Blackpool Road

Are YOU thinking of selling?

Call McDonald Estate Agents NOW, for your FREE market appraisal.