



**16 Countess Crescent, Bispham,  
Blackpool, FY2 9LQ**

**£210,000**

**\*\* LOCATION LOCATION LOCATION \*\***

Would there be anything nicer than than stepping out of your back door, into your Southerly facing Garden which then looks directly over the golf course ?... This Semi Detached True Bungalow is also ready to walk into yet still offers that perfect blank canvas to really make your own mark. Less than 500m to both the seafront and also the flourishing Red Bank Road, no.16 is sold with **NO ONWARD CHAIN.**

- Lounge
- Conservatory
- Kitchen
- Two Bedrooms
- Bathroom
- UPVC double glazing
- Gas central heating
- Gardens -Southerly facing rear
- Golf course views



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**Vestibule:** Meter cupboard, UPVC double glazed door.

**Hall:** Built in cupboard, Coved ceiling, Wood effect laminate flooring, Radiator.

**Lounge:** 19'6" x 15'2" (5.94 m x 4.62 m) Fireplace, Wood effect laminate flooring, Coved ceiling, UPVC double glazed bay window and door, Radiator.

**Kitchen:** 18'2" x 8'0" (5.54 m x 2.44 m) Wall and base cupboard units with complementary roll edge worktops, One and a half bowl sink with mixer tap, Wood effect laminate flooring, UPVC double glazed windows and door to rear garden. Open to:-

**Conservatory:** 12'10" x 9'8" (3.91 m x 2.95 m) UPVC double glazed windows and doors to rear garden.

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

**Bedroom 1:** 12'4" x 12'0" (3.76 m x 3.66 m) UPVC double glazed bay window, Radiator.

**Bedroom 2:** 13'10" x 9'1" (4.22 m x 2.77 m) Built in cupboards, UPVC double glazed window, Radiator.

#### **Outside:**

**Front:** Laid to lawn.

**Rear:** Southerly facing, Laid to a combination of artificial lawn and timber decking with a raised flowerbed.

**Parking:** Garage and private drive.

**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 - C £2233.97 (2026/27)



**Directions:** From our office on Red Bank Road, proceed directly south along Warbreck Drive, Countess Crescent is the third turning on the left.

**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>			
(55-68) <b>D</b>		61	68
(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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**Countess Crescent**

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