



### Fylde Coast Property Hub

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60 Bispham Road, Bispham,  
Blackpool, FY2 0NR

**£205,000**

A centre hall style Semi Detached offering family size accommodation, being both extended to the rear and also having a Conservatory. Occupying an imposing corner plot, the property also has great levels of parking - perfect if you have a caravan/ boat etc, or just need that extra space.

- Open plan Lounge/Dining Room
- Modern style Kitchen
- Conservatory
- Three bedrooms
- Four piece Bathroom
- UPVC Double glazed windows; Gas central heating
- Wrap around Gardens
- Garage and additional parking

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1948.



**Hall:** Ceramic tiled floor, Double glazed door, Radiator.

**Lounge:** 16'5" x 10'6" (5.00 m x 3.20 m) Integrated living flame gas fire, TV point, Recessed lighting, Ceramic tiled floor, UPVC double glazed bay window, Radiator. Open plan to:-

**Dining Room:** 15'6" x 13'5" (4.72 m x 4.09 m) Media wall with contemporary styled inset electric fire, Recessed lighting, Ceramic tiled floor, Radiator. Double glazed doors to:-

**Conservatory:** 11'2" x 10'4" (3.40 m x 3.15 m) Double glazed windows and doors to the Southerly facing side garden.

**Kitchen:** 14'6" x 9'1" (4.42 m x 2.77 m) Modern style range of fitted wall and base cupboard units with complementary worktops, Built in split level oven and hob with extractor, Space for fridge freezer, Space for washing machine and tumble dryer, Single drainer sink with mixer tap, Ceramic tiled floor, UPVC double glazed windows and door, Radiator.

#### **First Floor:**

**Bedroom 1:** 13'1" x 10'10" (3.99 m x 3.30 m) Fitted wardrobes, Wood effect laminate flooring, TV point, UPVC double glazed window, Radiator.

**Bedroom 2:** 13'5" x 10'2" (4.09 m x 3.10 m) Coved ceiling, Picture rail, TV point, Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Bedroom 3:** 8'0" x 5'9" (2.44 m x 1.75 m) TV point, Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Bathroom:** Four piece suite comprising; Step in shower cubicle, Tiled panelled bath, Wash basin, Low flush WC, Tiled walls and floor, Recessed low voltage lighting, UPVC double glazed window, Towel heater radiator.

#### **Outside:**

**Front and Side:** Mainly lawned.

**Rear:** Mainly concreted.

**Parking:** Brick garage with power and lighting, Plus additional parking.

**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)

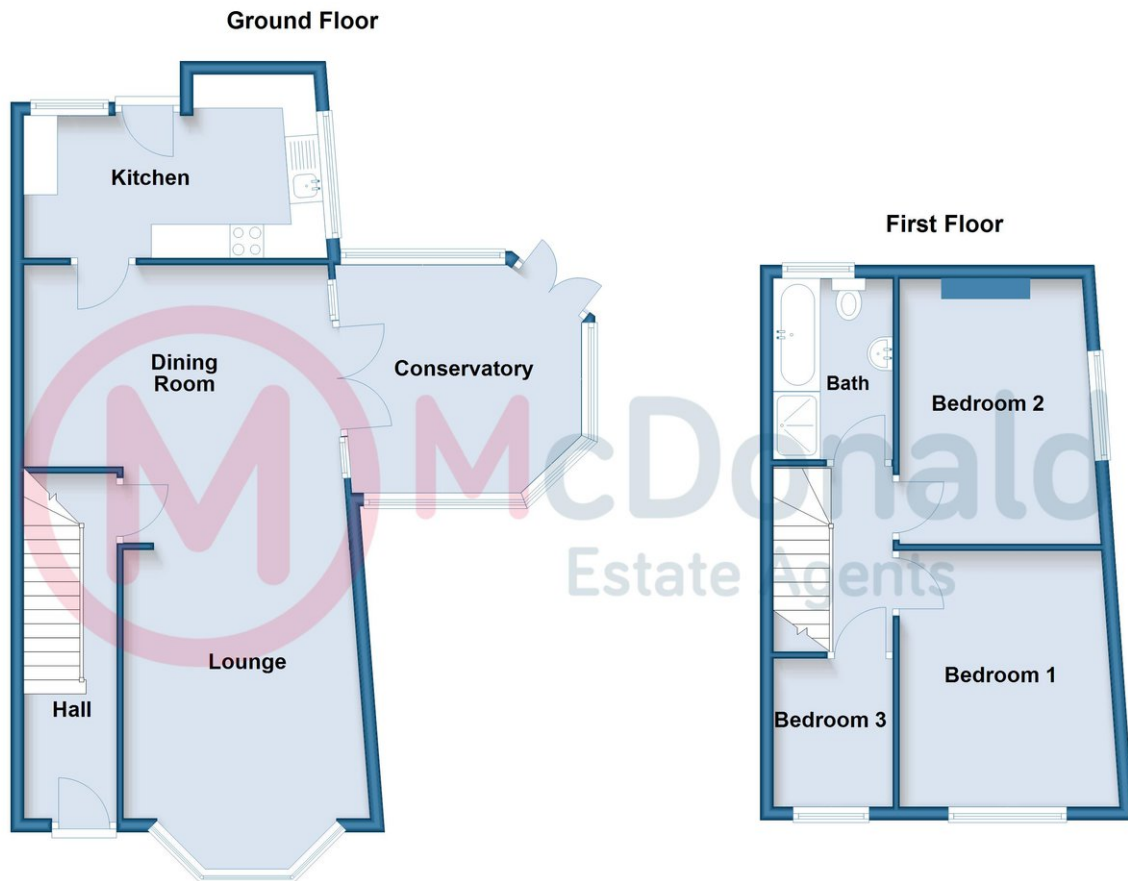


**Directions:** From our office on Red Bank Road travel inland, at the roundabout take the third right into Bispham Road. Number 60 is some way along on the left hand side.

**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>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(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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**Bispham Road**

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