



McDonald

Estate Agents

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322 Bispham Road, Bispham,
Blackpool, FY2 0HQ



£168,000

A lovely Semi Detached Family Home, with three Bedrooms, Modern Dining Kitchen and Bathroom facilities, and a modern decor theme throughout. Externally there is a super rear garden with both lawned and sitting areas, and off street parking with a fitted EV charging point. A really convenient spot, with Bispham Village a mere 150 metres away and local transportation links on your doorstep.

- Lounge
- Modern style Dining Kitchen
- Three Bedrooms
- Modern style Bathroom
- Gardens -around 45' to the rear
- Off street Parking - with EV point



Award winning property sales since 1948.



Porch: UPVC double glazed windows and door.

Hall: Meter cupboard, UPVC double glazed window, Radiator.

Lounge: 12'0" x 10'2" (3.66 m x 3.10 m) TV point, UPVC double glazed bay window, Wood effect laminate flooring, Radiator. Archway to:-

Dining Kitchen: 16'1" x 9'2" (4.90 m x 2.79 m) Modern style fitted wall and base cupboard units with complementary worktops, Single drainer stainless steel sink with mixer tap, Built in oven and hob with extractor, Plumbed for washing machine, Wood effect laminate flooring, Recessed lighting, UPVC double glazed patio doors, Radiator.

First Floor:

Landing:

Bedroom 1: 12'3" x 10'0" (3.73 m x 3.05 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 10'0" x 9'2" (3.05 m x 2.79 m) UPVC double glazed window, Radiator.

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

Bathroom: Modern style three piece bathroom comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Tiled walls and floor, Recessed lighting, UPVC double glazed window, Heated towel rail.

Outside:

Front: Mainly laid to lawn.

Rear: Over 45', Laid to a combination of lawn, patio and deck areas, Water tap

Parking: Private drive and possible garage space. There is an EV charging point.

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)



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Directions: From our office on Red Bank Road travel inland, at the roundabout take the third right into Bispham 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.

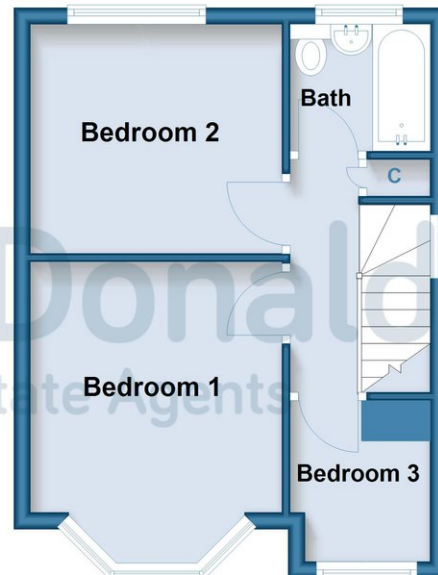
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(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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Bispham Road

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