



53 Elmridge Crescent, Bispham,  
Blackpool, FY2 0NQ

**£70,000**

This semi Detached True Bungalow is sold on a 50% SHARED OWNERSHIP re-sale basis (+ £272.17 pcm rent), and offers two Bedrooms, an open plan Lounge/Dining area, and a Conservatory, plus a rear Garden that backs on to woodland. A rare opportunity sold with NO ONWARD CHAIN.

- Open Plan Lounge/Dining Area
- Kitchen
- Two Bedrooms
- Conservatory
- Shower Room
- Gardens - facing woodland to rear
- Off Street Parking.
- Over 55's Only



**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



Award winning property sales since 1948.



**Vestibule:** UPVC double glazed window and door, Radiator.

**Open Plan Living Room:** 18'6" x 10'4" (5.64 m x 3.15 m) Covered ceiling, TV point, UPVC double glazed windows, Two radiators.

**Kitchen:** 11'2" x 8'2" (3.40 m x 2.49 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink, Gas cooker point, UPVC double glazed window and door, Radiator.



**Bedroom 1:** 12'0" x 10'6" (3.66 m x 3.20 m) TV point, UPVC double glazed window, Radiator.

**Conservatory:** UPVC double glazed windows and door.

**Bedroom 2:** 12'0" x 6'3" (3.66 m x 1.90 m) TV point, UPVC double glazed window, Radiator.

**Shower Room:** Comprising; Step in shower, Low flush WC, Vanity wash basin, Tiled walls, Towel heater radiator.



**Outside:**

**Front:** Open plan front garden, laid to lawn.

**Rear:** Mainly paved with established borders and backing on to woodland.

**Parking:** Private drive.

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

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

**Council Tax:** Band - B £1954.73 (2026/27)



**Directions:** Travel inland along Red Bank Road. At the roundabout take the third exit into Bispham Road. Take the third left into Low Moor Road and travel to the end and turn into Elmridge Crescent.

**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>		67	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Ground 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.

Elmridge Crescent

Are YOU thinking of selling?  
 Call McDonald Estate Agents NOW, for  
 your FREE market appraisal.

Award winning property sales since 1948.

