



22 Haddon Court, Queens Promenade,  
Bispham, Blackpool, FY2 9BB

**£99,950**

A purpose built **GROUND FLOOR APARTMENT** in a popular Promenade located development. Would benefit from updating, but does offer two double Bedrooms, a spacious Living room and a Dining Kitchen, A perfect alternative to a Bungalow and sold with **NO ONWARD CHAIN**.

- Two double Bedrooms
- Lounge
- Kitchen
- UPVC double glazing
- Electric heating
- Southerly facing aspect
- 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  
ESTATE AGENT IN BLACKPOOL

2021  
ESTATE AGENT IN BLACKPOOL



Award winning property sales since 1948.



**Communal Entrance.**

**Private Entrance.**

**Hall:** Security entry phone.

**Lounge:** 16'6" x 12'8" (5.03 m x 3.86 m) Coved ceiling, TV point, UPVC double glazed bay window, Electric heater.

**Kitchen:** 11'1" x 8'6" (3.38 m x 2.59 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer sink with mixer tap, UPVC double glazed window.

**Inner Hall:** Cylinder cupboard.

**Bedroom 1:** 15'4" x 10'0" (4.67 m x 3.05 m) UPVC double glazed window, Electric wall heater.

**Bedroom 2:** 12'0" x 9'0" (3.66 m x 2.74 m) UPVC double glazed window, Electric wall heater.

**Shower Room:** Three piece suite comprising; Walk in shower, Pedestal wash basin, Low flush WC,, Tiled walls, UPVC double glazed window.

**Outside:** Communal gardens.

**Parking:** The apartment benefits from have a garage.

**Heating:** Electric heating (NOT TESTED).

**Tenure:** We have been informed that the property is leasehold; maintenance charge £100 per month, paid up to December 2026. Prospective purchasers should seek clarification of this from their Solicitors.

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



**Directions:** From our office on Red Bank Road travel towards the sea front and turn right onto the Promenade. Haddon Court is some way along on the right hand side before reaching the Norbreck Castle Hotel.

**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>		71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	34	
(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.

### Haddon Court

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

Award winning property sales since 1948.

