



The Colshaw B, Royal Gardens, Bispham Road, Blackpool, FY2 0NG

£379,995

The Colshaw B boasts an impressive kitchen/dining with quality appliances, utility, a separate lounge with bay window and downstairs WC. Upstairs the luxury master bedroom has a stylish en-suite and dressing area, three further bedrooms and a family bathroom. Situated in a popular residential area.

- Modern open plan kitchen/dining/family room with French doors
- High specification kitchen with quality appliances
- Separate lounge with feature bay window
- Handy utility room
- Stylish en-suite to master bedroom
- High specification family bathroom



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.



Hall:

Storage Cupboard:

Ground Floor W/C:

Lounge: 15'0" x 11'8" (4.57 m x 3.55 m)

Kitchen / Dining Room: 29'0" x 13'5" (8.84 m x 4.08 m)

Utility Room:

Landing:

Bedroom One: 10'8" x 10'2" (3.25 m x 3.10 m)

En Suite:

Bedroom Two: 15'11" x 11'8" (4.85 m x 3.55 m)

Bedroom Three: 11'1" x 11'11" (3.39 m x 3.62 m)

Bedroom Four: 15'5" x 9'0" (4.69 m x 2.74 m)

Integral Garage:

Tenure: We are informed this property is freehold with a service charge of approx. £154.75 per annum.

Directions: From our office take Red Bank Road inland to the roundabout at Bispham village take the third exit onto Bispham Road where the development can be found further down on the right 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.



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.

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

Award winning property sales since 1948.

