



8 Denebank, All Hallows Road,
Bispham, Blackpool, FY2 0AS

£122,000

Conveniently located just 150 yards from the heart of Bispham Village, with its excellent selection of shops, cafés and everyday amenities, this spacious first floor apartment offers well-presented accommodation that's ready to move straight into.

The property features two generous **DOUBLE** bedrooms, a spacious lounge/dining room, a **STYLISH** fitted kitchen complete with integrated appliances, and a contemporary shower room.

A particularly unusual benefit is the property's own **PRIVATE ENTRANCE**, and there is a stairlift (available by separate negotiation) which offers added accessibility for those who may require it.

- Two **DOUBLE** bedrooms
- Lounge / Dining Room
- **MODERN** fitted kitchen; Modern shower room
- Electric Heating
- **PRIVATE** entrance
- Near **BISPHAM VILLAGE**
- Parking



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Private Entrance: Composite double glazed front door, Staircase to first floor. Stairlift for ease of access.(available subject to negotiation)

First Floor:

Landing: Large storage cupboard, 'Fischer' electric heater, Loft access.

Lounge: 15'11" x 12'0" (4.85 m x 3.66 m) Feature fireplace with fire surround, Coved ceiling, 'Fischer' electric heater, UPVC double glazed window.

Kitchen: 10'3" x 6'9" (3.12 m x 2.06 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops, Built in double oven and grill, Hob with extractor hood, Fridge and Freezer, Plumbed for washing machine, Colour coordinated sink, Mostly tiled walls, Coved ceiling, Luxury vinyl tiling, UPVC double glazed window.

Bedroom 1: 13'1" x 11'5" (3.99 m x 3.48 m) Attractive fitted wardrobes with ample storage space, Coved ceiling, UPVC double glazed window, 'Fischer' electric heater,

Bedroom 2: 11'1" x 8'2" (3.38 m x 2.49 m) Fitted wardrobe, Coved ceiling, UPVC double glazed window.

Shower Room: Modern three piece shower room comprising; Large shower cubicle, Low flush WC, Vanity wash basin, Tiled walls, Wall mounted warm air heater, Extractor fan.

Loft Room: Boarded for storage, Access via loft ladder.

Outside: Communal gardens, Lawned with established flowerbeds.

Parking: Communal parking for residents.

Heating: Electric heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 999 years from c1979; Service charge £102 per month which includes ground rent and buildings insurance. Age restriction 60 plus. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2233.97 (2026/27)



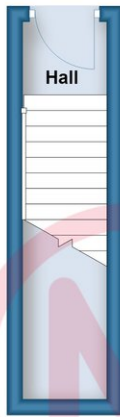
Directions: From our office travel inland along Red Bank Road and continue straight across at the roundabout into Bispham village. Turn left at the mini roundabout into All Hallows Road, Denebank is a short distance along on the right hand side.

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.

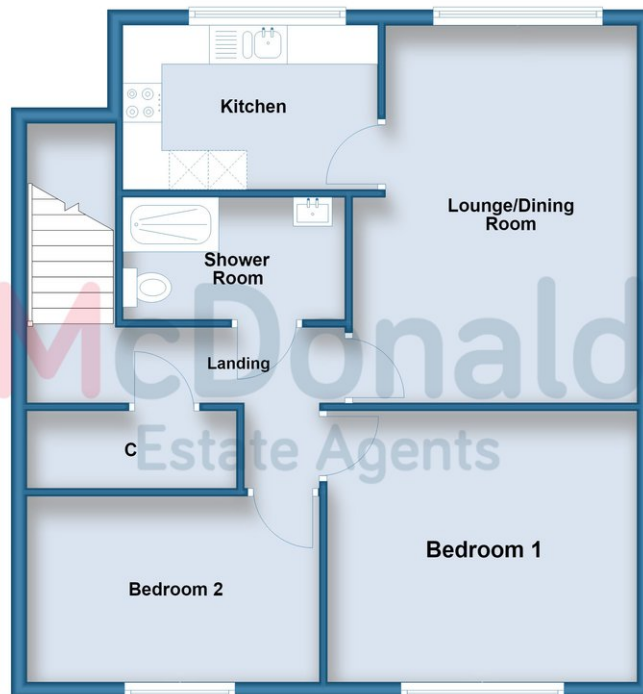
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	75
(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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Plan produced using PlanUp.

Denebank

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