



15 Melville Road, Bispham,
Blackpool, FY2 9JF

£129,950

A beautifully presented Mid Garden Terrace property offering spacious, stylish living. Superbly proportioned with two separate Reception rooms and sleek modern fitted Kitchen, 15 is a true credit to its current owner and is located in a great spot not only to take full advantage of the flourishing Red Bank Road lifestyle scene - which sits literally at the end of the street - but also the seafront which is only around a 500m walk away. The perfect First Time Buy or downsize, sold with NO ONWARD CHAIN.

- Two separate Reception rooms
- Modern fitted Kitchen
- Two DOUBLE Bedrooms
- Modern style Bathroom
- UPVC double glazing
- Gas central heating
- IMMACULATE presentation
- NO ONWARD CHAIN

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1948.



McDonald

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Vestibule: Coved ceiling, UPVC double glazed front door.

Hall: Coved ceiling, Stairs to the first floor, Radiator.

Lounge: 15'3" x 10'8" (4.65 m x 3.25 m) Living flame coal effect gas fire with beautiful composite marble fire surround and hearth, Coved ceiling, Meter cupboard, Picture rail, UPVC double glazed windows, Radiator.

Dining Room: 13'3" x 11'0" (4.04 m x 3.35 m) Tiled fireplace, Built in storage cupboards and drawers, Coved ceiling, UPVC double glazed patio doors, Radiator.

Kitchen: Stylish, modern range of wall and base units with complementary worktops, Colour coordinated one and a half bowl sink, Built in oven and hob with extractor hood, Integrated fridge, Plumbed for washing machine, Pantry cupboard, Mostly tiled walls, Recessed lighting, Two UPVC double glazed windows.

First Floor:

Landing: Split level landing, Fitted storage cupboards, Skylight, Coved ceiling.

Bedroom 1: 14'2" x 13'0" (4.32 m x 3.96 m) Period style decorative fireplace, Two UPVC double glazed windows, Radiator.

Bedroom 2: 13'2" x 8'10" (4.01 m x 2.69 m) Fitted storage cupboard, UPVC double glazed window, Radiator.

Bathroom: Spacious, modern style three piece suite comprising; Panelled bath with shower and screen, Low flush WC, Pedestal wash basin, Tiled walls, Recessed lighting, UPVC double glazed window, Chrome finish heated towel radiator.

Outside:

Front: Paved forecourt garden.

Rear: Paved rear garden, Outbuilding with outdoor toilet.

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)



Directions: From our office on Red Bank Road, travel inland and Melville Road is the first turning on the left 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		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Melville Road

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