



65 Bispham Road, Carleton
Poulton-Le-Fylde, FY6 7PL

£475,000

A Detached Family size home occupying an impressive plot, and affording really nicely proportioned accommodation. To the ground floor are two separate Reception rooms plus a superb modern fitted Breakfast Kitchen which is over 22' in length, Utility room and a WC, whilst to the first floor are the four Bedrooms and a beautiful modern four piece Bathroom. The theme continues externally with a substantial rear Garden, a Garage and plenty of Parking. Immaculately presented throughout -
NEEDS TO BE SEEN

- Two Reception rooms
- Modern style Breakfast Kitchen
- Utility
- Ground floor WC
- Four Bedrooms
- Modern four piece Bathroom
- Beautiful Gardens

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McDonald

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Hall: Walk in cupboard, UPVC double glazed windows and door, Radiator.

Ground Floor WC: Low flush WC; Vanity wash basin, Tiled floor, Part tiled walls, UPVC double glazed window, Radiator.

Lounge: 16'5" x 12'0" (5.00 m x 3.66 m) Feature stone finish fireplace with an inset living flame gas fire, TV point, Coved ceiling, UPVC double glazed window, Radiator.

Dining Room: 13'10" x 11'11" (4.22 m x 3.63 m) Under stairs storage, UPVC double glazed windows, Radiator.

Breakfast Kitchen: 22'2" x 9'1" (6.76 m x 2.77 m) Superb range of modern style fitted wall and base units with complementary worktops, Built in oven and hob with extractor, Integrated fridge, freezer, dishwasher and microwave, TV point, UPVC double glazed windows, Radiator.

Utility: Stainless steel sink, Plumbed for washing machine.

First Floor:

Landing: A spacious landing with sitting area, Radiator and a UPVC double glazed window overlooking the rear Garden

Bedroom 1: Fitted bedroom furniture, UPVC double glazed window, Radiator.

Bedroom 2: 11'11" x 10'4" (3.63 m x 3.15 m) Built in wardrobe, UPVC double glazed window, Radiator.

Bedroom 3: 11'6" x 9'1" (3.51 m x 2.77 m) UPVC double glazed windows, Radiator.

Bedroom 4: 8'8" x 8'3" (2.64 m x 2.51 m) UPVC double glazed window, Radiator.

Bathroom: A spacious modern four piece suite comprising; Panel bath, Corner step in shower, Vanity wash basin with integrated low flush WC, UPVC double glazed window, Heated towel rail radiator.

Outside:

Front: Mainly laid to tarmac with a lawned area established hedging and flower beds.

Rear: A stunning, substantial and beautifully maintained rear Garden, Mainly laid to lawn with patio areas and numerous established trees, shrubs and plants.

Parking: Detached Garage with light and power, with plenty of additional parking to the front and side.

Heating: Gas central heating (NOT TESTED)

Council Tax: Band - D £2428.93 (2026/27)

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek legal clarification of this.



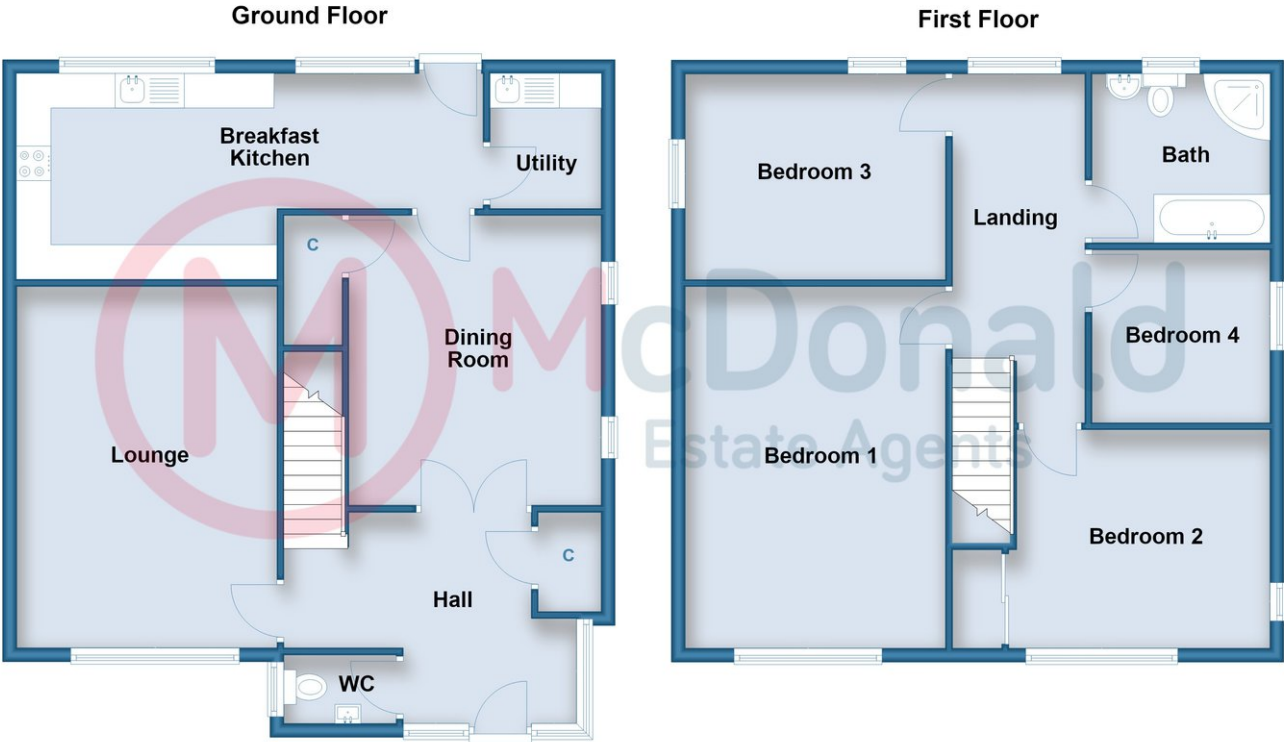
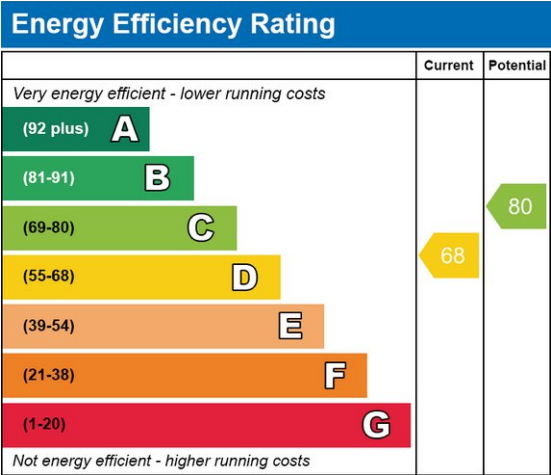
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Directions: From Poulton centre proceed North along Tithebarn Street which continues into Poulton Road. At the next set of traffic lights continue over into Bispham Road. 65 is some way along on the right hand side

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.



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 Plan produced using PlanUp.

Bispham Road

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