

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 IN BLACKPOOL
2021 IN BLACKPOOL

6 Fernleigh Close, Bispham, Blackpool, FY2 0HS



£166,500

Transformed by the current owner, this Quasi Semi Detached home (end of three) has been EXTENDED to the rear elevation, and also benefits from larger first floor accommodation than many of its contemporaries. Superbly presented throughout with a stunning modern Dining Kitchen, two Bathrooms and a contemporary decor theme, Fernleigh Close is also a thoroughly convenient spot, just off Bispham Village.



- **Lounge - over 21'**
- **Modern Dining Kitchen**
- **Modern ground floor Bathroom**
- **Three bedrooms**
- **First floor Bathroom**
- **UPVC double glazing**
- **Gas central heating**
- **Gardens**



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Porch: UPVC double glazed windows and door, Wood effect laminate flooring.

Hall: Meter cupboard, UPVC double glazed window, Radiator.

Ground Floor Bathroom: () Modern fitted three piece suite comprising; Panel bath with shower over, Vanity wash basin, Low flush WC, Tiled walls and floor, Extractor fan, Towel heater radiator.

Lounge: 21'3" x 10'2" (6.48 m x 3.10 m) Media wall with integrated feature fire, UPVC double glazed bay window, Radiator.



Kitchen: 16'1" x 8'10" (4.90 m x 2.69 m) Modern fitted wall and base cupboard units with complementary worktops, Split level oven and hob with extractor, One and a half bowl sink with mixer tap, Plumbed for washing machine, Integrated microwave and dishwasher, Recessed lighting, Wood effect laminate flooring, UPVC double glazed windows and patio doors.



First Floor:

Bedroom 1: 12'2" x 11'3" (3.71 m x 3.43 m) UPVC double glazed bay window, Radiator.



Bedroom 2: 12'2" x 9'2" (3.71 m x 2.79 m) UPVC double glazed window, Radiator.

Bedroom 3: 6'6" x 5'1" (1.98 m x 1.55 m) UPVC double glazed window, Radiator.

Bathroom: Three piece bathroom comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, UPVC double glazed window, Heated towel rail.



Outside:

Front: Mainly paved

Rear: Block paving and flowerbeds.

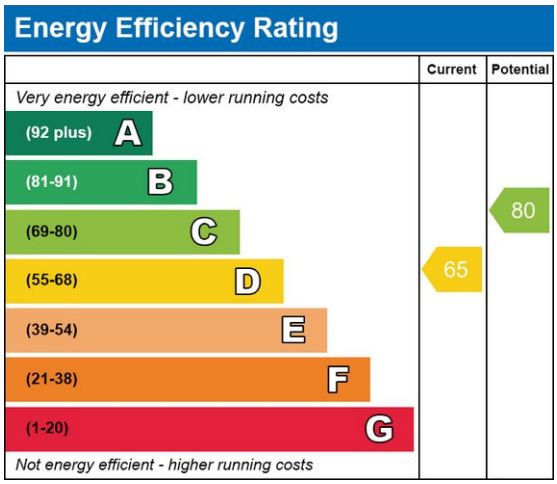
Heating: Gas central heating (NOT TESTED)

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



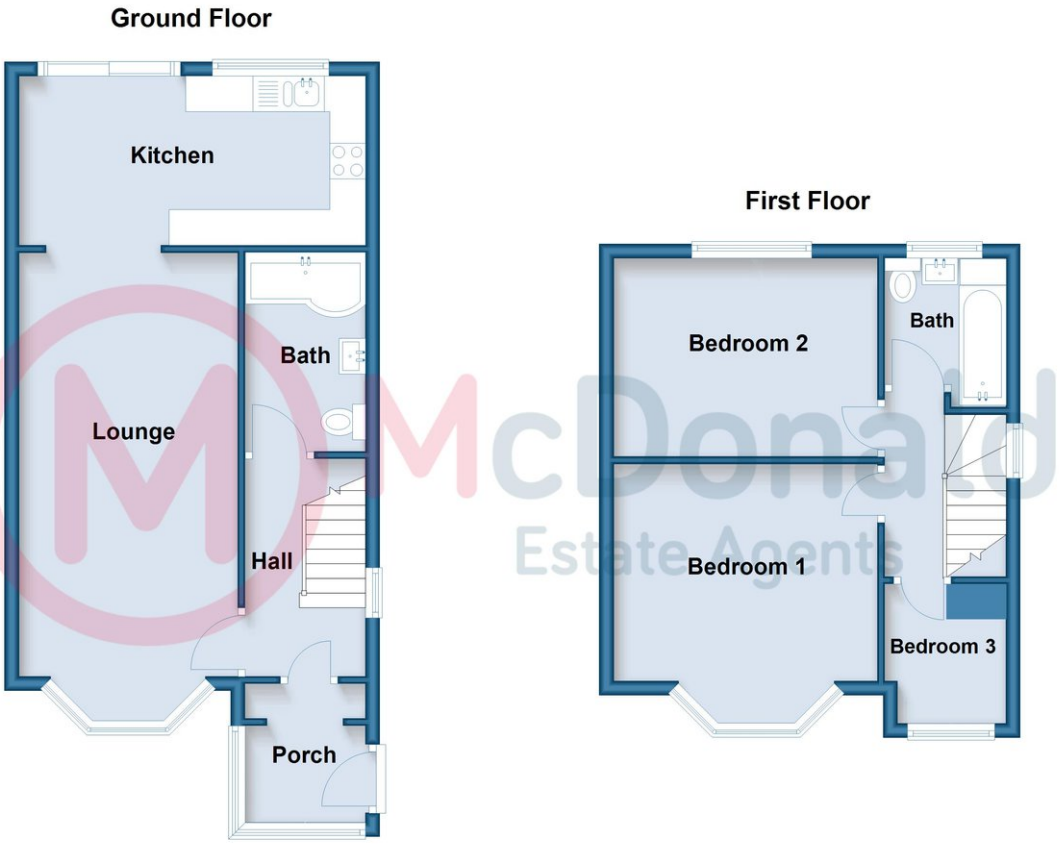
Council Tax: Band - B £1954.73 (2026/27)

Directions: From our office on Red Bank Road proceed inland, continue across the roundabout and into the village. At the mini roundabout turn right into Blackpool Road, Fernleigh Close is the first turning on the right.



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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Fernleigh Close

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