

McDonald
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BRITISH PROPERTY AWARDS
2024 GOLD WINNER ESTATE AGENT IN BLACKPOOL
2022 IN BLACKPOOL
2021 IN BLACKPOOL

118 Kincraig Place, Bispham, Blackpool, FY2 0NB



£74,500

An IMMACULATELY PRESENTED Purpose Built first floor flat, offering an equally perfect step onto the property ladder, downsize or Buy to Let. A credit to the current owners, internal viewing is vital.



- **Two Bedrooms**
- **Lounge**
- **Modern style Kitchen**
- **Modern style Bathroom**
- **UPVC double glazing**
- **Gas central heating**



Successfully selling property since 1948.

The Property Ombudsman



Ground Floor:

Private Entrance: The apartment has its own private ground floor entrance.

Hall: Meter cupboards, UPVC double glazed front door and windows, Radiator. Staircase to:-



First Floor:

Landing: Loft access.

Lounge: 13'7" x 9'8" (4.14 m x 2.95 m) TV point, UPVC double glazed window, Radiator.

Bedroom 1: 11'4" x 10'5" (3.45 m x 3.17 m) Wood effect laminate flooring, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 6'9" x 5'3" (2.06 m x 1.60 m) UPVC double glazed window, Radiator.

Bathroom: Modern style three piece bathroom comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Tiled floor, Extractor fan.

Kitchen: 8'6" x 7'5" (2.59 m x 2.26 m) Modern style fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven and hob, Extractor hood, UPVC double glazed window.

Walk in cupboard: Plumbed for washing machine.

Outside: Communal gardens.

Heating: Gas central heating (NOT TESTED).

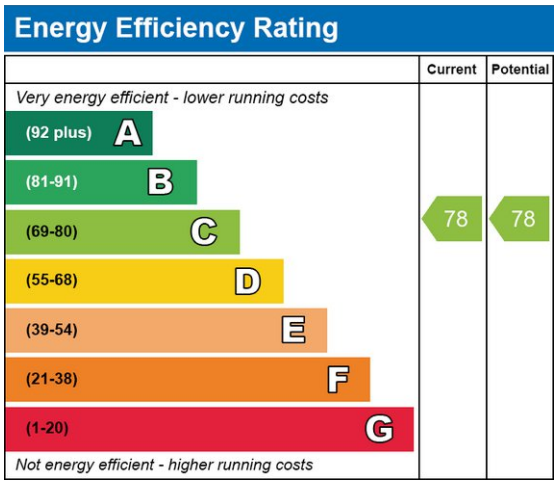
Tenure: We have been informed that the property is leasehold; 125 years from 1989; Service charge £32.75 per month which includes ground rent, buildings insurance, management charge and grounds maintenance. Prospective purchasers should seek clarification of this from their Solicitors.

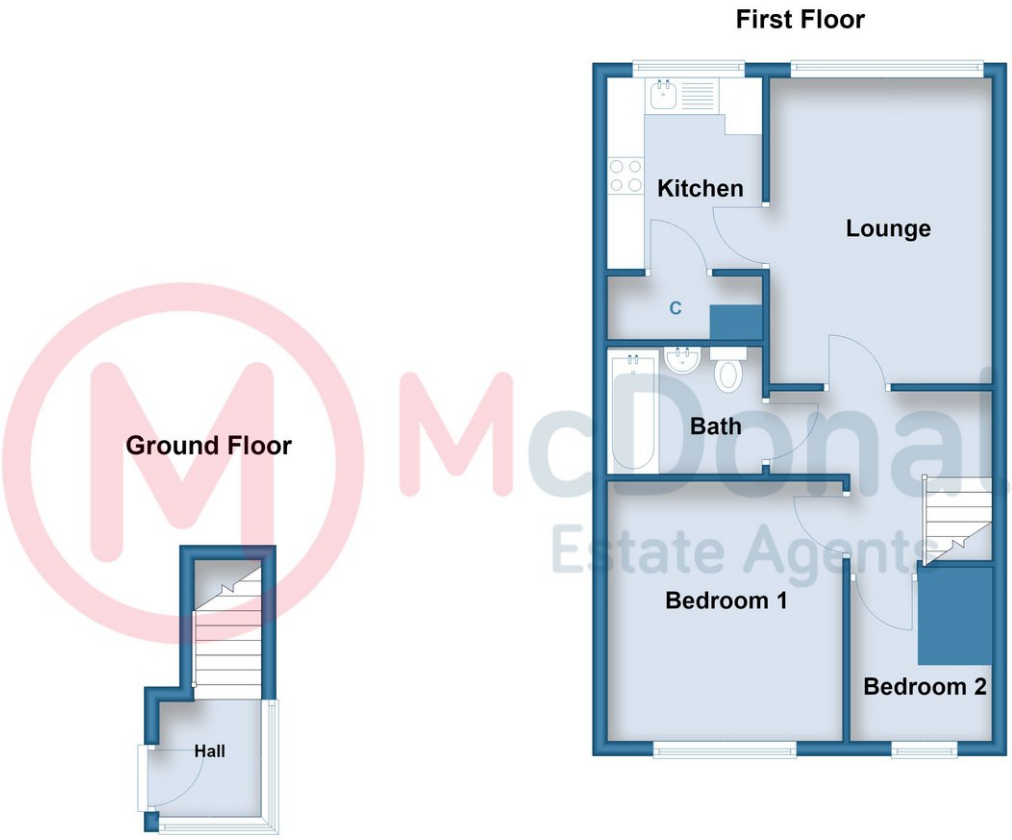
Council Tax: Band - A £1675.48 (2026/27)

Directions: From our office on Red Bank Road travel inland, over the roundabout and through the village onto Ingthorpe Avenue and to the junction with Ashfield Road. Turn left and continue to the roundabout with Kincraig Road and turn right. Kincraig Place is first on the left.

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.

Kincraig Place

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