



321 Bispham Road, Bispham,
Blackpool, FY2 0LS

£182,500

A lovely Family Home offering deceptively spacious levels of accommodation. To the ground floor, a Lounge over 16' in length plus a fantastic open plan Dining/Living Kitchen which overlooks the Westerly facing rear Garden. To the first floor are the three Bedrooms and a STUNNING modern Bathroom, PLUS there is the added bonus of a Loft/Hobby room. Great order throughout, and a really convenient location.

- Lounge - over 16'
- Dining/Living Kitchen
- Three Bedrooms
- Stunning modern four piece Bathroom
- Loft/hobby room
- Westerly facing rear Garden
- Garage & Parking



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Hall: Meter cupboard, Coved ceiling, UPVC double glazed door, Radiator.

WC: Low flush WC, Wash basin, Extractor.

Lounge: 16'7" x 11'1" (5.05 m x 3.38 m) Recessed living flame log effect gas fire, TV point, UPVC double glazed bay window, Radiator.

Dining Kitchen: 18'4" x 17'1" (5.59 m x 5.21 m) ('L' shaped). Attractive range of wall and base cupboard units with Butcher's block style worktops, Space for Range cooker with extractor over, Recessed Belfast style sink with mixer tap, Plumbed for washing machine and dishwasher, Wood finish flooring, Recessed lighting, UPVC double glazed windows and patio doors to the rear garden, Double glazed Velux style window, Radiator. Personal door to garage.

First Floor:

Landing: Coved ceiling, UPVC double glazed window, Staircase to the loft/hobby room.

Bedroom 1: 14'10" x 10'0" (4.52 m x 3.05 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 2: 10'0" x 10'0" (3.05 m x 3.05 m) Built in wardrobe, UPVC double glazed window, Radiator.

Bedroom 3: 7'0" x 7'1" (2.13 m x 2.16 m) UPVC double glazed window, Radiator.

Bathroom: Stunning modern four piece bathroom comprising; Tiled in bath, Walk in wet room style shower area, Vanity wash basin, Integrated WC, Tiled walls and floor, Recessed lighting, Extractor, UPVC double glazed window, Towel heater radiator.

Loft/Hobby Room: 14'0" x 11'0" (4.27 m x 3.35 m) Built in storage, Double glazed Velux window.

Outside:

Front: Mainly laid to slate chippings.

Rear: A beautiful Westerly facing rear garden, laid to a combination of lawn, artificial lawn and concrete patio areas with well stocked beds and borders, Power, Water tap.

Garage: 19'0" x 7'4" (5.79 m x 2.24 m) Wall and base cupboard units, Light and power, Gas central heating boiler, UPVC double glazed window and door to garden.

Parking: Off street parking to the front.

Heating: Gas central heating (boiler last serviced 18/04/23)

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

Council Tax: Band - B £1688.52 (2023/24)



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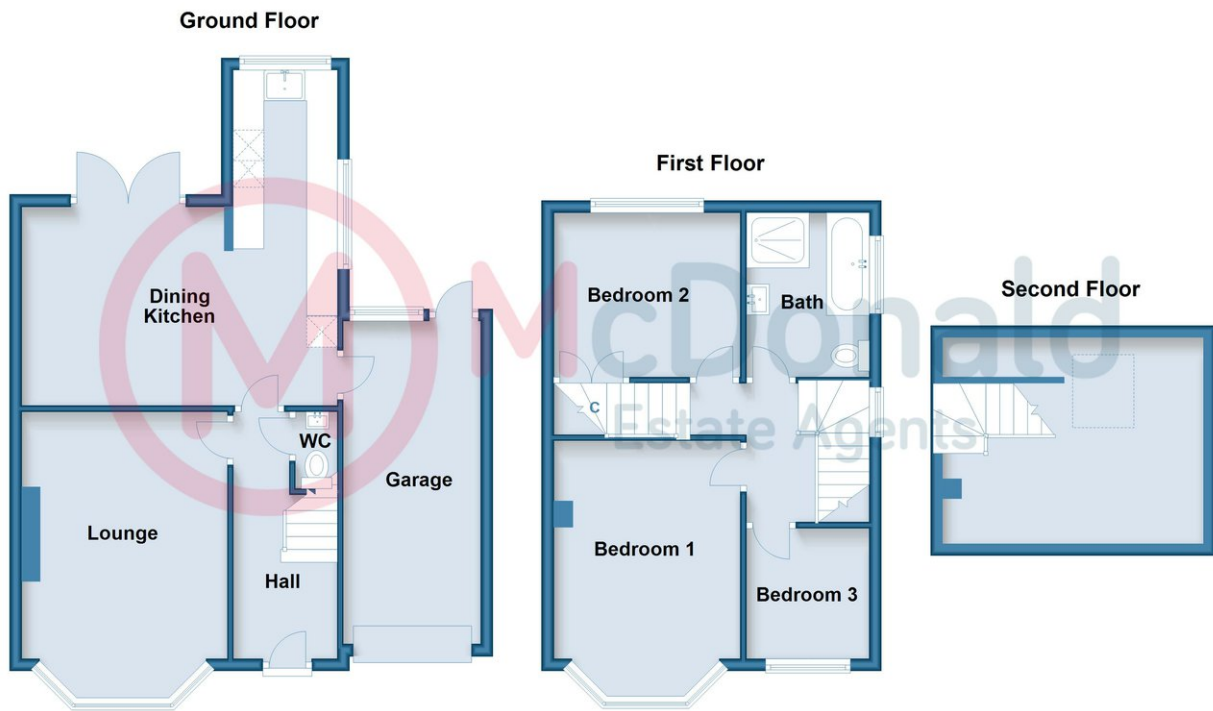


Directions: From our office on Red Bank Road travel inland to the main roundabout and take the third exit into Bispham Road. The property can be found further down on the right hand side.

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			
(92-100) A			
(81-91) B			80
(69-80) C		57	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Plan produced using PlanUp.

Bispham road

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