



37 Carnforth Avenue, Bispham,
Blackpool, FY2 0BH

£176,500

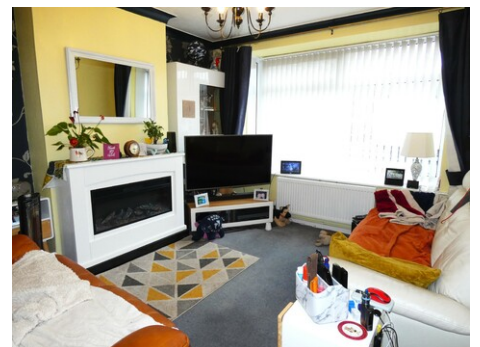
This Hall to Hall style Semi Detached has been extended to the rear with a great 'P' shape Conservatory, and up into the loft space to create a FOURTH BEDROOM. Deceptive levels of accommodation, well presented throughout.

- Lounge
- Dining Kitchen - over 17'
- 'P' shape Conservatory
- Four Bedrooms
- UPVC double glazing; Gas central heating
- Gardens
- Garage & Driveway



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

Lounge: 11'10" x 11'3" (3.61 m x 3.43 m) Coved ceiling, TV point, UPVC double glazed window, Radiator.

Dining Kitchen: 17'2" x 9'3" (5.23 m x 2.82 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer sink with mixer tap, Plumbed for washing machine and dishwasher, UPVC double glazed windows and door, Radiator.

Conservatory: 15'5" x 11'1" (4.70 m x 3.38 m) 'P' shaped, Wood effect laminate flooring, TV point, UPVC double glazed windows and doors, Two radiators.

First Floor:

Landing: Staircase to second floor.

Bedroom 1: 11'10" x 9'10" (3.61 m x 3.00 m) Fitted wardrobes, TV point, UPVC double glazed window, Radiator.

Bedroom 2: 9'10" x 9'3" (3.00 m x 2.82 m) TV point, UPVC double glazed window, Radiator.

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

Bathroom: Comprising; 'P' shaped bath with shower over, Vanity wash basin, Integrated WC, Tiled walls, UPVC double glazed window, Towel heater radiator.

Second Floor:

Bedroom 4: 13'9" x 13'0" (4.19 m x 3.96 m) Eaves storage, Wood effect laminate flooring, TV point, UPVC double glazed window, Radiator.

Outside:

Front: Mainly paved.

Rear: Mainly paved, Established borders, Timber shed.

Parking: Concrete sectional garage and private drive.

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 £1771.00 (2024/25)



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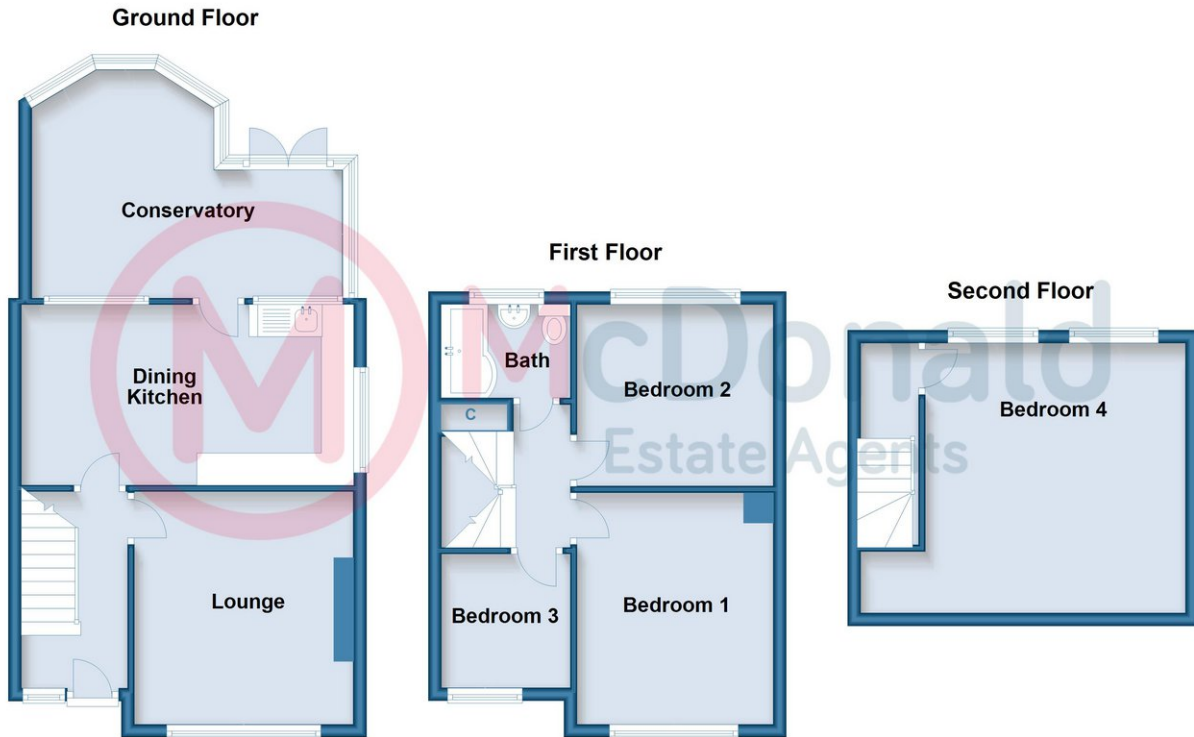


Directions: Travel inland along Red Bank Road continuing straight ahead at the roundabout, through the village and onto Ingthorpe Avenue at the bottom turn left into Ashfield Road Take the second turning on the right into Hastings Avenue, Carnforth Avenue is the first road on the left.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Carnforth Avenue

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