



187 Bispham Road, Bispham,  
Blackpool, FY2 0NG

**£169,950**

**\*\*CALLING INVESTORS\*\***

To be sold with **TENANT IN SITU** (we are informed have been in occupation around 18yrs, currently paying £980 pcm)

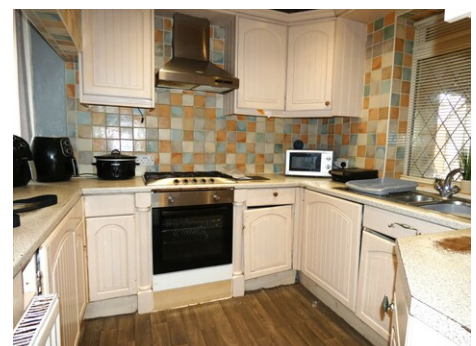
A majorly extended Semi now boasting **FIVE Bedrooms** - one with en-suite - **THREE Reception rooms**, and Gardens to the side and rear.

- Three Reception Rooms
- Kitchen
- Utility and rear Vestibule
- Five Bedrooms - one with en-suite
- Bathroom
- Gardens



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1948.



**Hall:** UPVC double glazed door.

**Lounge:** 14'6" x 11'2" (4.42 m x 3.40 m) Fireplace, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

**Dining Room:** 15'0" x 10'0" (4.57 m x 3.05 m) Fireplace, Coved ceiling, UPVC double glazed patio doors, Radiator.

**Second Lounge:** 10'5" x 9'0" (3.17 m x 2.74 m) TV point, UPVC double glazed window, Radiator.

**Kitchen:** 8'2" x 7'1" (2.49 m x 2.16 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor over, One and a half bowl stainless steel sink with mixer tap, UPVC double glazed window, Radiator.

**Utility Room:** 10'5" x 7'0" (3.17 m x 2.13 m) Plumbed for washing machine UPVC double glazed window.

**WC:** Low flush WC.

**Rear Vestibule:** 10'5" x 7'7" (3.17 m x 2.31 m)

#### First Floor:

##### Landing:

**Bedroom 1:** 14'6" x 10'2" (4.42 m x 3.10 m) UPVC double glazed bay window, Radiator.

**Bedroom 2:** 14'9" x 10'2" (4.50 m x 3.10 m) UPVC double glazed bay window, Radiator.

**Bedroom 3:** 11'9" x 10'5" (3.58 m x 3.17 m) UPVC double glazed window, Radiator.

**En-Suite:** Comprising; Corner shower, Low flush WC, Pedestal wash basin.

**Bedroom 4:** 10'4" x 8'0" (3.15 m x 2.44 m) UPVC double glazed window, Radiator.

**Bedroom 5:** UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panel bath, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.

#### Outside:

**Front:** Laid to block paving.

**Side:** Laid to artificial lawn and timber deck.

**Rear:** Westerly facing, laid to block paving.

#### Parking:

**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 - C £2024.00 (2024/25)

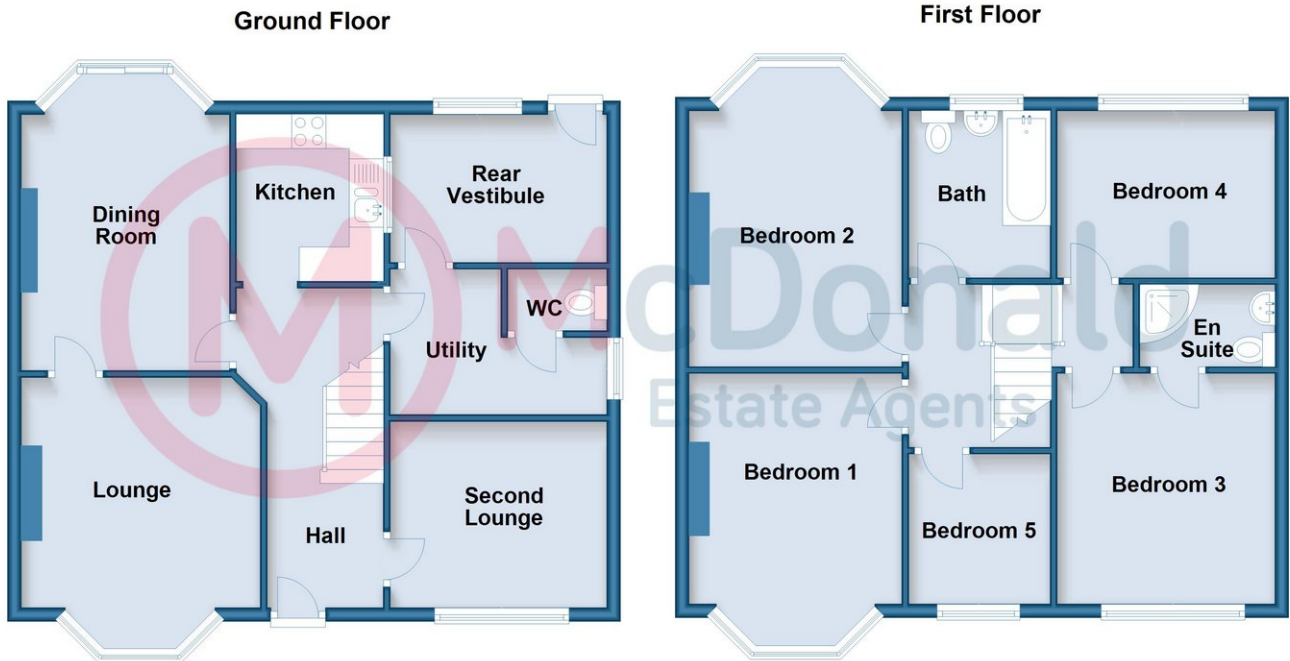


**Directions:** Take Red Bank Road and proceed inland, and at the roundabout take the third exit into Bispham Road.

**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)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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**Bispham road**

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