



76 Kilmory Place, Bispham, Blackpool,
FY2 0XT

£107,750

Well presented mid terraced property for sale in a convenient spot in Bispham.

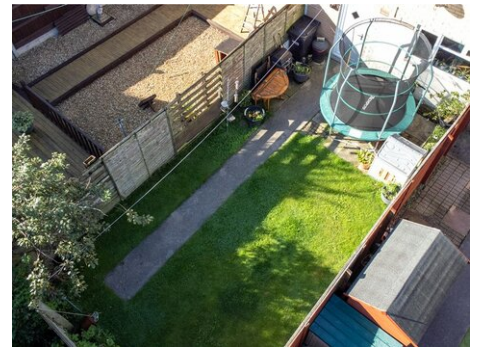
The ground floor offers a generous lounge space and modern kitchen diner. Whilst the first floor has three good sized bedrooms, plus three suite bathroom. Externally you will find a large, lawned rear garden.

An excellent first time buy, or buy-to-let property!

- Three bedrooms
- Generous lounge space
- Modern kitchen/diner
- Three piece bathroom
- Large rear garden



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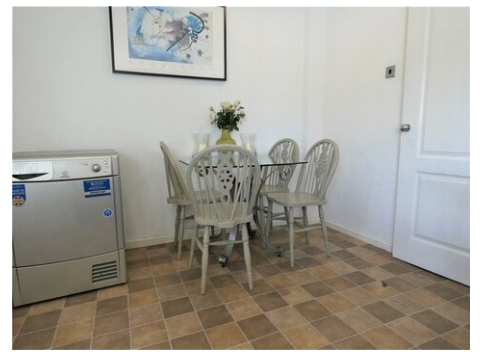
Award winning property sales since 1948.



Hall: Double glazed front door, Built in storage.

Lounge: 14'9" x 11'2" (4.50 m x 3.40 m) Coved ceiling, Laminate flooring, UPVC double glazed window, Radiator.

Dining Kitchen: 17'1" x 9'6" (5.20 m x 2.90 m) Modern range of fitted wall and base cupboard units with complementary worktops, Composite sink and drainer, Freestanding cooker, Space for washing machine, Space for fridge freezer, Wall mounted boiler, UPVC double glazed window and door to rear, Radiator.



First Floor:

Landing: Built in storage cupboard.

Bedroom 1: 14'9" x 8'10" (4.50 m x 2.70 m) Coved ceiling, UPVC double glazed window, Radiator.



Bedroom 2: 11'2" x 8'10" (3.40 m x 2.70 m) Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 3: 8'2" x 7'7" (2.50 m x 2.30 m) Built in storage, UPVC double glazed window, Radiator.



Bathroom: Panelled bath with overhead shower, Pedestal wash basin, Low flush WC, Tiled walls and floor, Two UPVC double glazed windows, Towel heater.

Outside:

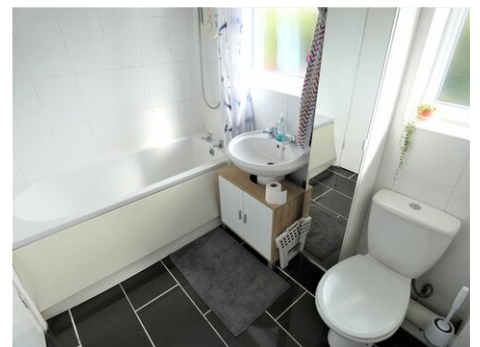
Front: Open lawned area with concrete pathway.

Rear: Generous lawned rear garden.

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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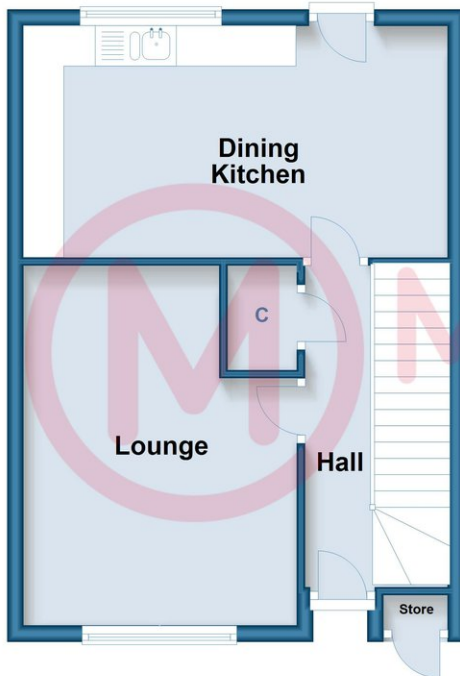
Directions: Take Red Bank Road and proceed inland, at the roundabout continue straight across and through the village. At the end turn right into Ashfield Road, and take the second left into Briarwood Drive. Travel the road's full length and turn right, take the first left into Dumfries Close, and finally left into Kilmory Place.

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.

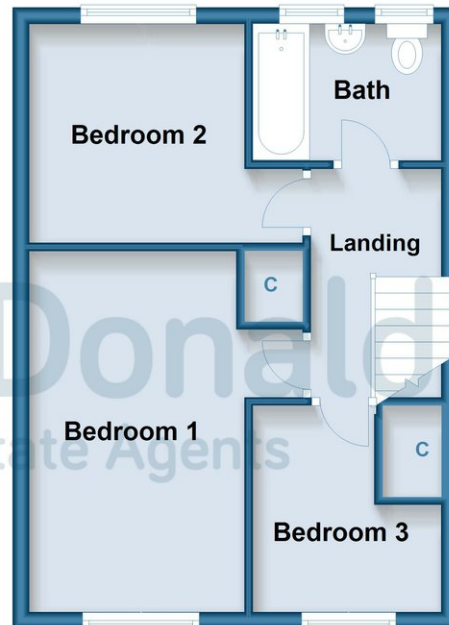
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			89
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Plan produced using PlanUp.

Kilmory Place

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