



3 Shirley Crescent, Bispham,
Blackpool, FY2 0AA

£305,000

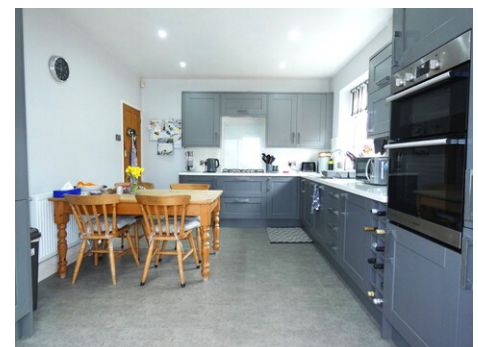
This triple fronted Detached Bungalow offers magnificently spacious levels of accommodation. It currently boasts three Bedrooms, two Reception rooms, a superb modern Dining Kitchen and a Conservatory measuring over 18' PLUS there is a first floor Loft/Hobby room with an attached Shower room. The feeling of space isn't limited to the indoors either with the generous rear measuring around 60' x 55'. A truly VERSATILE Home in a great spot just off Devonshire Road.

- Three Bedrooms
- Two Reception rooms
- Two Bath/Shower rooms
- Superb modern Dining Kitchen
- Conservatory
- Lovely generous Gardens
- Garage and Parking

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Vestbule: Tiled floor, UPVC double glazed door.

Hall: Two built in cupboards, Coved ceiling, Parquet flooring, UPVC double glazed door, Two radiators.

Lounge: 14'8" x 11'9" (4.47 m x 3.58 m) Recessed living flame gas fire, TV point, Coved ceiling, Parquet flooring, UPVC double glazed bow bay window, Radiator.

Dining Kitchen: 15'5" x 11'3" (4.70 m x 3.43 m) Superb modern range of fitted wall and base cupboard units with complementary worktops, Split level double oven and five burner hob with extractor, Integrated fridge, freezer and dishwasher, Single drainer sink with mixer tap, UPVC double glazed window and patio doors, Radiator.

Conservatory: 18'4" x 9'0" (5.59 m x 2.74 m) Wood effect laminate flooring, UPVC double glazed windows and doors, Radiator, Air-con heat pump unit.

Second Lounge: 12'0" x 11'3" (3.66 m x 3.43 m) Staircase to loft/hobby room, Coved ceiling, Delft shelf, TV point, UPVC double glazed window, Radiator.

Bedroom 1: 12'0" x 11'4" (3.66 m x 3.45 m) Fitted wardrobes, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 12'0" x 8'0" (3.66 m x 2.44 m) Fitted wardrobes, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 3: 11'9" x 8'0" (3.58 m x 2.44 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Built in walk in shower, Pedestal wash basin, Panelled bath, Tiled walls, UPVC double glazed window, Radiator.

Separate WC: Low flush WC, Tiled walls, UPVC double glazed window.

Loft/Hobby Room: 16'5" x 15'9" (5.00 m x 4.80 m) TV point, UPVC double glazed window, Double glazed Velux window, Two radiators.

Shower Room: Comprising; Step in shower, pedestal wash basin, Low flush WC, Double glazed velux window, Radiator.

Outside: Front: Lawn with borders.

Rear: A beautiful rear garden measuring around 60' x 55'. Laid to a combination of lawn and patio areas with numerous established trees, shrubs and plants.

Parking: Brick garage with power and plumbing for washing machine, Drive and additional 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 - D £2277.00 (2024/25)

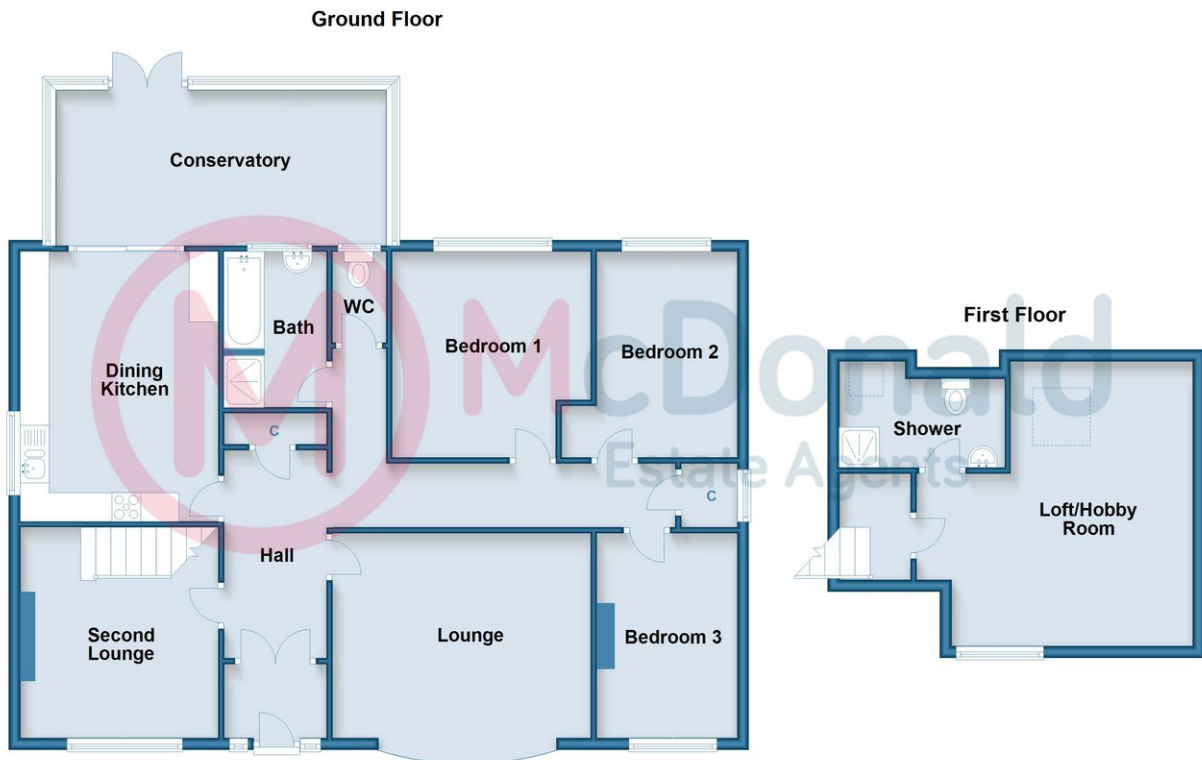


Directions: From our Bispham office proceed inland along Red Bank Road, at the roundabout turn left into Devonshire Road and Shirley Crescent is the second turning on the right.

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		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Shirley Crescent

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