



12 Airdrie Place, Bispham, Blackpool,  
FY2 0EQ

**£99,950**

**\*\*\* SPACIOUS END GARDEN TERRACED WITH SUNNY ASPECT TO REAR\*\*\***

This end-garden terraced house affords **SPACIOUS** accommodation throughout. With an open plan lounge and dining room well **OVER 21ft x 12ft**, a **FITTED** kitchen, two **DOUBLE BEDROOMS** and a modern bathroom with separate **WC**. The rear has a sunnier **WEST** facing aspect and being at the end of the block the front overlooks a grassland area.

- TWO DOUBLE bedrooms
- Lounge / Dining Room
- FITTED kitchen
- Modern bathroom
- Gas central heating
- UPVC double glazing
- WEST facing rear

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**Porch:** UPVC double glazed windows and front door.

**Hall:** Staircase, Understairs storage, Double radiator.

**Kitchen:** 9'4" x 8'11" (2.84 m x 2.72 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl sink, Extractor hood, Plumbed for washing machine, UPVC double glazed window.

**Lounge/Dining Room:** 21'8" x 12'4" (6.60 m x 3.76 m) Feature fireplace, Coved ceiling, UPVC double glazed patio doors to rear garden, Radiator to lounge area, Coved ceiling, UPVC double glazed window and radiator to dining area.

**First Floor:**

**Landing:** Built in cupboard housing combi gas central heating boiler, UPVC double glazed window.

**Bedroom 1:** 12'5" x 12'4" (3.78 m x 3.76 m) UPVC double glazed window, Radiator.

**Bedroom 2:** 12'6" x 8'11" (3.81 m x 2.72 m) UPVC double glazed window, Radiator.

**Bathroom:** Modern bathroom comprising; Panelled bath with overhead shower and screen, Vanity wash basin, Panelled walls, UPVC double glazed window, Heated towel rail/radiator.

**Separate WC:** Low flush WC, UPVC double glazed window, Radiator.

**Outside:**

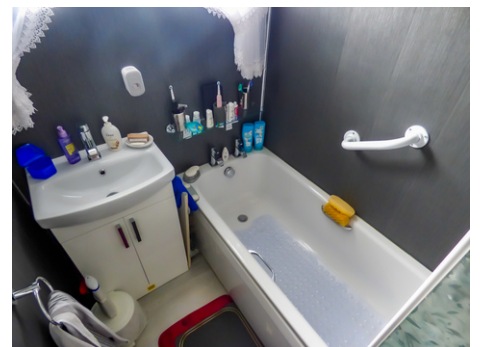
**Front:** Small lawn.

**Rear:** Sunnier west facing aspect, Raised timber deck, Lawn, Paved, Established trees.

**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 - A £1518.00 (2024/25)



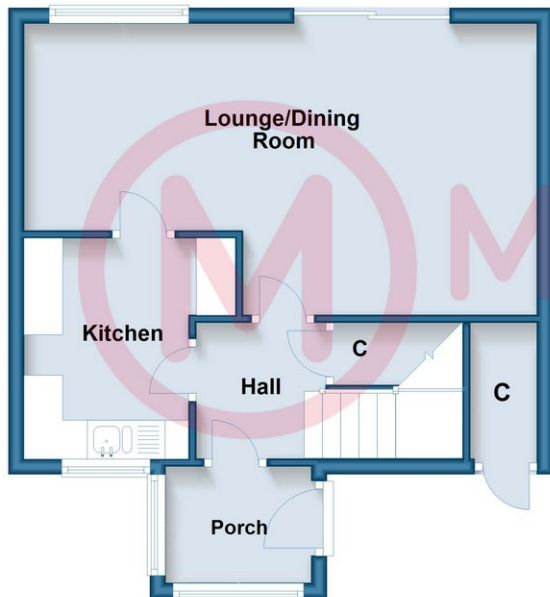
**Directions:** From our office take Red Bank Road heading inland, continue across the roundabout and through the village, at the end turn left into Ashfield Road. Take the fourth right into Portree Road and Airdrie Place can be found second on the left.

**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)	<b>A</b>		
(81-91)	<b>B</b>		83
(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			

**Ground Floor**



**First Floor**



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**Airdrie Place**

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