



24 Bexley Avenue,
Blackpool, FY2 0TE

£240,000

***** STUNNING, SPACIOUS DETACHED TRUE BUNGALOW
on a GENEROUS PLOT *****

This **BEAUTIFULLY PRESENTED** detached true bungalow, depending upon your needs, offers up to **THREE DOUBLE** bedrooms, where one is currently being utilised as a dining room. There is a **STYLISH** fitted kitchen, **STUNNING** five piece bathroom and a master bedroom **OVER 19ft x 10ft** with **EXTENSIVE** fitted furniture and the lounge is **OVER 20ft x 12ft**.

The plot is as generous with a **VERY** long private driveway affording **AMPLE PARKING** in addition to the **GARAGE**.
... a must see !

- **THREE DOUBLE** bedrooms
- Large **LOUNGE** (20ft+)
- Modern **FIVE** peice bathroom
- **FITTED** kitchen
- **UPVC** double glazing
- Gas central heating

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- **Low maintenance gardens**
- **Garage and LONG driveway**



Ground Floor:

Hallway: Double glazed composite door, Built in cupboard.

Ground Floor Wc: Low flush Wc, Vanity wash hand basin, UPVC double glazed window, Heated towel rail/radiator, Tiled floor.

Lounge: 20'1" x 12'0" (6.12 m x 3.66 m) UPVC double glazed bay window and side window, Coved ceiling, Two radiators, Beautiful fireplace with marble surround and hearth.

Bedroom 3 (Dining Room): 12'10" x 8'2" (3.91 m x 2.49 m) UPVC double glazed window, Radiator.



Kitchen: 10'4" x 8'2" (3.15 m x 2.49 m) Modern range of fitted wall and base cupboard units, Complimentary roll edge work tops, Colour coordinated 1 1/2 bowl sink, UPVC double glazed window and rear door, Integrated Double oven(s)/Grill, Microwave, Hob, Extractor hood, Fridge, Freezer and Washing machine. Feature radiator.

Inner hall:

Bedroom 2: 11'2" x 11'2" (3.40 m x 3.40 m) Fitted wardrobes with overhead storage forming bed recess, Radiator, UPVC double glazed window.



Bathroom: Modern five piece bathroom comprising Bath, Large shower, Dual vanity wash and basin(s), Low flush Wc, Tiled walls and floor, UPVC double glazed window, Two small heated towel rails.

Master Bedroom: 19'3" x 10'9" (5.87 m x 3.28 m) Ample storage to the extensive range of fitted wardrobes with matching vanity and drawer units, UPVC double glazed patio doors and side window, Feature radiator.



Outside:

Front Garden: Artificial Lawn

Rear Garden: Artificial lawn with flowered bed and established shrubs. Storage shed with double glazed patio doors.

Garage: Brick garage plus ample parking to very long private driveway.



Heating: Gas central heating (NOT TESTED)

Tenure: We have been informed the property is Freehold. Interested parties should seek clarification from their solicitor.

Council Tax: Band D / £2277 per annum 2024/5



Directions: From Bispham Village head south along Devonshire Road. After passing straight ahead at Warbeck Hill Road roundabout, take the fifth left into Warley Road. take the first right into Courtfield Avenue. At the bottom is Bexley Avenue and number 24 is on your far 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.



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