



37 Denstone Avenue, Bispham,
Blackpool, FY2 0JA

£104,950

A Mid Garden Terraced Home (middle of four) on an impressive plot, with a front Garden measuring over 50' in length. Requiring upgrading, so just perfect to make your own mark, and sold with NO ONWARD CHAIN.

- Lounge
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- UPVC double glazing
- Gas central heating
- Gardens - over 50' to the front
- Off street Parking



McDonald
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Hall: Meter cupboard, UPVC double glazed window and door.

Lounge: 11'6" x 10'5" (3.51 m x 3.17 m) Fireplace, TV point, Wood effect laminate flooring, UPVC double glazed bay window.

Dining Room: 14'6" x 10'5" (4.42 m x 3.17 m) Fireplace, Coved ceiling, TV point, UPVC double glazed windows and door, Radiator.

Kitchen: 15'8" x 5'2" (4.78 m x 1.57 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink, Built in oven and hob, UPVC double glazed window and door.

First Floor:

Landing.

Bedroom 1: 13'10" x 10'5" (4.22 m x 3.17 m) TV point, UPVC double glazed bay window, Radiator.

Bedroom 2: 9'9" x 8'10" (2.97 m x 2.69 m) UPVC double glazed window, Radiator.

Bedroom 3: 7'0" x 5'7" (2.13 m x 1.70 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bathroom: Three piece bathroom suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, UPVC double glazed window.

Outside:

Front: Over 50' in length, Paving and established hedging.

Rear: Mainly paved, rear access pathway.

Parking: Off street parking to the front.

Heating: Gas central heating (NOT TESTED). Boiler tested 2nd February 2024. (Gas safety Record available to view in the office).

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)

Electric: Tested 2st February 2022 (Electrical Installation Condition Report available to view in the office)



Directions: Take Red Bank Road travelling inland, at the roundabout continue straight across and through the village shopping area onto Ingthorpe Avenue. At the end turn right into Ashfield Road, Denstone Avenue 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 | | 81 |
| (69-80) C | | |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |



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Plan produced using PlanUp.

Denstone Avenue

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