



17 Carnforth Avenue, Bispham,
Blackpool, FY2 0BH

£134,950

A three Bedroom Fieldings built Semi, also boasting a Conservatory which overlooks a lovely WESTERLY FACING rear Garden. A perfect first time buy, in an ever popular residential location and sold with NO ONWARD CHAIN.

- Three Bedrooms
- Two Reception areas
- Conservatory
- Four piece Bathroom
- UPVC double Glazing
- Gas central heating
- Gardens - Westerly facing rear
- Garage



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

Lounge: 12'2" x 10'4" (3.71 m x 3.15 m) Feature fireplace with an inset fire, TV point, UPVC double glazed bay window, Radiator. Open to:-

Dining Room: 9'2" x 7'6" (2.79 m x 2.29 m) UPVC double glazed doors, Radiator.

Conservatory: 9'10" x 7'1" (3.00 m x 2.16 m) Tiled floor, UPVC double glazed windows and doors.

Kitchen: 9'2" x 8'2" (2.79 m x 2.49 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink with mixer tap, Plumbed for washing machine and dishwasher, Split level oven, Hob with extractor, UPVC double glazed window and door, Radiator.

First Floor:

Landing: Airing cupboard housing gas central heating boiler, UPVC double glazed window.

Bedroom 1: 12'7" x 9'11" (3.84 m x 3.02 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 9'11" x 9'2" (3.02 m x 2.79 m) UPVC double glazed window, Radiator.

Bedroom 3: 7'0" x 6'0" (2.13 m x 1.83 m) Fitted cupboard, UPVC double glazed window, Radiator.

Bathroom: Four piece suite comprising; Low flush WC, Vanity wash basin, Easy access walk in bath, Corner step in shower, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Laid to pebbles.

Rear: A lovely Westerly facing rear garden, Mainly laid to artificial lawn and pattern imprinted concrete with established trees.

Parking: Brick garage accessed via a private drive.

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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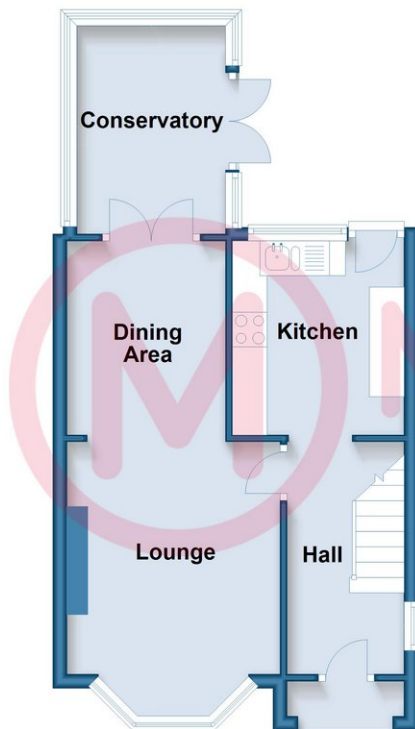
Directions: Travel inland along Red Bank Road continuing straight ahead at the roundabout, through the village and onto Ingthorpe Avenue at the bottom turn left into Ashfield Road Take the second turning on the right into Hastings Avenue, Carnforth Avenue is the first road on the left.

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.

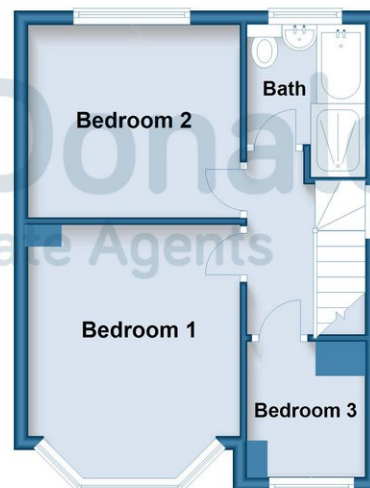
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Carnforth Avenue

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