



**8 Ashley Close, Bispham, Blackpool,
FY2 0RF**

£295,000

Quietly tucked away in a most prestigious location just off Devonshire Road, this Detached True Bungalow affords deceptive levels of accommodation to include a Lounge measuring over 26', a Dining Kitchen over 18' and upto four Bedrooms should you wish. The feeling of space continues outside with lovely private Gardens which back on to North Shore Golf course, and a fantastic Garage over 31'. A blank canvas, just ready to turn into something special, which is sold with NO ONWARD CHAIN.

- Lounge - over 26'
- Dining Kitchen
- Upto Four Bedrooms
- Bathroom
- Gas Central Heating
- UPVC Double Glazing
- Gardens
- Garage - over 31'

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Porch: Composite external door, Tiled flooring, Glass panel door to hallway.

Hall: Radiator

Lounge: 26'6" x 12'0" (8.08 m x 3.66 m) Fireplace, Coved ceiling, UPVC double glazed windows and bay window, Radiator.

Dining Room: 12'8" x 11'1" (3.86 m x 3.38 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Kitchen: 18'7" x 11'10" (5.66 m x 3.61 m) Wall base cupboard units, Complementary roll edge worktops and matching breakfast bar, Split level oven and hob with extractor over, Plumbed for washing machine and dishwasher, UPVC double glazed windows and door, Radiator.

Bedroom 1: 15'0" x 14'3" (4.57 m x 4.34 m) Fitted wardrobes and dresser, Coved ceiling, UPVC double glazed side windows and bay window, Radiator.

Bedroom 2: 11'2" x 9'5" (3.40 m x 2.87 m) Coved ceiling, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Built in shower cubicle, WC, Vanity wash basin, Tiled walls, UPVC double glazed window, Heated towel rail.

First Floor:

Landing: Built in storage.

Bedroom 3: 12'0" x 9'3" (3.66 m x 2.82 m) Built in furniture, Pedestal wash basin, UPVC double glazed window, Radiator.

Outside:

Front: Mainly concreted with established borders.

Rear: A Beautiful private garden, mainly laid to lawn with established planted beds and borders.

Parking: 31'7" x 11'1" (9.63 m x 3.38 m) Double length garage over 31' in length with power and lighting, UPVC double glazed windows and door, accessed via an up and over door from driveway, .

Heating: Gas central heating (NOT TESTED).

Council Tax: Band - E £2783.00 (2024/25)

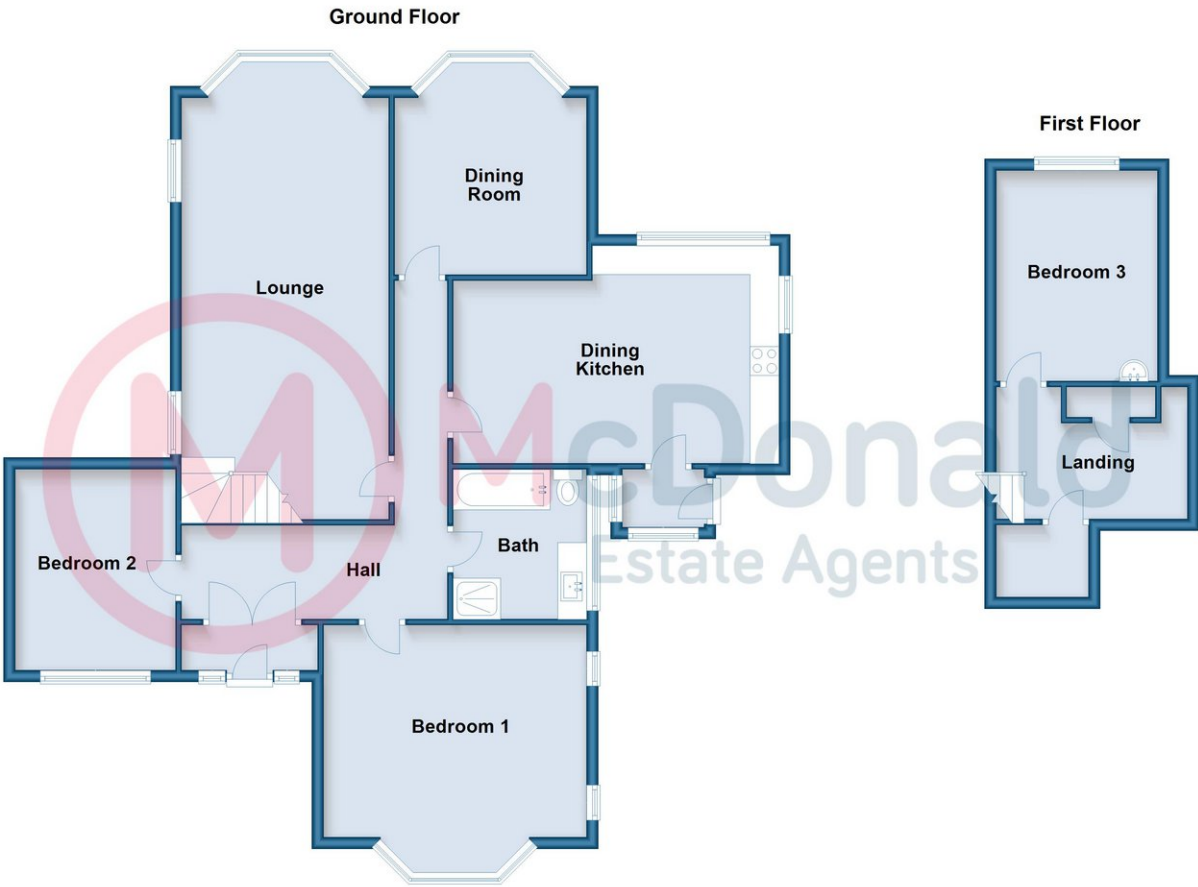


Directions: From our office travel inland until reaching the roundabout with Devonshire Road, take the last exit into Devonshire Road. Ashley Close is the first right after the Golf Course.

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 | | 79 |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |



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Ashley Close

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