



29 Salcombe Avenue, Bispham,
Blackpool, FY2 0PU

£115,000

A Three Bedroom End Terrace property, requiring a little TLC but just ready to make your own. Boasts a lovely rear Garden, and sold with NO ONWARD CHAIN.

- Three Bedrooms
- Through Lounge/Dining Area
- Kitchen
- Bathroom
- Mainly double glazed
- Gas central heating
- Gardens
- Possible Garage space

Successfully selling property since
1948.



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Hall: Understairs storage, Meter cupboard, UPVC double glazed door, Radiator.

Lounge: 12'2" x 10'4" (3.71 m x 3.15 m) Coved ceiling, TV point, UPVC double glazed bay window, Radiator. Open to:-

Dining Room: 9'1" x 7'10" (2.77 m x 2.39 m) Coved ceiling, UPVC double glazed patio doors, Radiator.

Kitchen: 9'1" x 7'10" (2.77 m x 2.39 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, Single drainer sink, Plumbed for washing machine, UPVC double glazed window and door, Radiator.



First Floor:

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

Bedroom 1: 12'0" x 10'0" (3.66 m x 3.05 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 10'3" x 9'3" (3.12 m x 2.82 m) TV point, UPVC double glazed window, Radiator.

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

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



Outside:

Front: Mainly paved.

Rear: Mainly laid to lawn with established trees and a paved patio.

Parking: Possible Garage space with a shared 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)



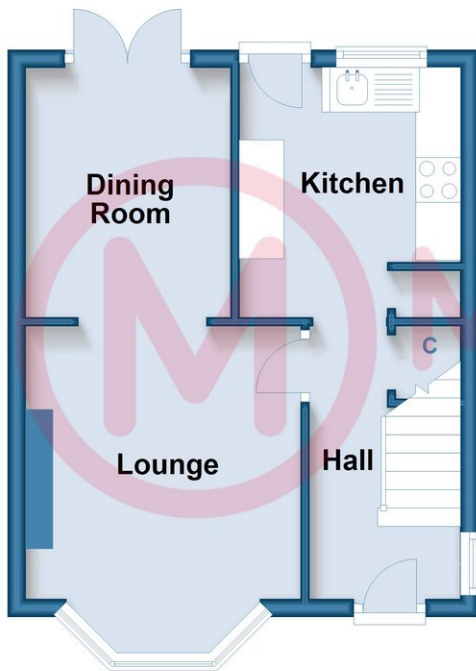
Directions: Take Red Bank Road and travel inland to the roundabout, take the third exit into Bispham Road continue along and take the fifth turning on your left into Salmesbury Avenue, then take the first turning on your right into Washington Avenue. Salcombe Avenue is the first turning on the left.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Ground Floor



First Floor



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Salcombe Avenue

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