



**4 Shelly Close, Bispham, Blackpool,  
FY2 0GU**

**£155,000**

A modern style Mid-Mews property. To the ground floor is a Lounge and separate Dining Kitchen plus a WC, whilst to the first floor are the three Bedrooms - the master is en-suite - and the family Bathroom. A lovely spot, tucked away in a cul-de-sac location.

- Lounge
- Dining Kitchen
- Ground floor WC
- THREE Bedrooms - en-suite to master
- Family Bathroom
- UPVC double glazing
- Gas central heating
- Lawned rear Garden
- Off-street Parking



**McDonald**  
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**Vestibule:** Wood finish flooring, Double glazed door, Radiator.

**WC:** Low flush WC, Pedestal wash basin, UPVC double glazed window, Radiator.

**Dining Kitchen:** 14'1" x 11'6" (4.29 m x 3.51 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor over, Single drainer stainless steel sink with mixer tap, Plumbed for washing machine and dishwasher, Understairs storage, Wood finish flooring, UPVC double glazed window, Radiator.

**Lounge:** 14'9" x 10'10" (4.50 m x 3.30 m) TV point, Wood finish flooring, UPVC double glazed window and patio doors, Radiator.

#### **First Floor:**

**Landing:** Built in cupboard, Access to loft (part boarded for storage), Radiator.

**Bedroom 1:** 11'6" x 9'0" (3.51 m x 2.74 m) TV point, UPVC double glazed window, Radiator.

**En-Suite:** Comprising; Shower, Low flush WC, Pedestal wash basin, UPVC double glazed window, Radiator.

**Bedroom 2:** 9'10" x 8'2" (3.00 m x 2.49 m) TV point, UPVC double glazed window, Radiator.

**Bedroom 3:** 6'7" x 6'3" (2.01 m x 1.90 m) UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with mixer tap shower, Pedestal wash basin, Low flush WC, Part tiled walls, Tiled floor, Extractor, Radiator.

#### **Outside:**

**Front:** Open plan front garden.

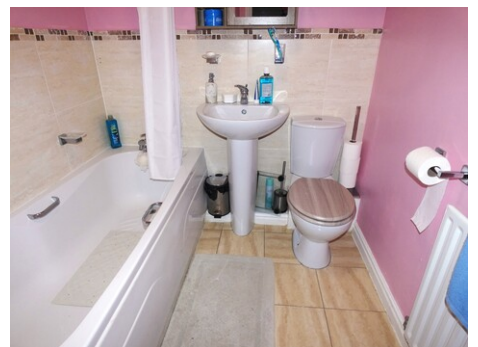
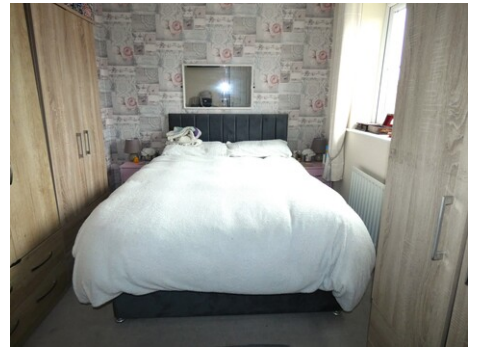
**Rear:** Lawn and paved patio.

**Parking:** Off street parking to the front.

**Heating:** Gas central heating (NOT TESTED).

**Tenure:** We have been informed that the property is leasehold; 999 years from 2007; Ground rent: £175 per annum. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - B £1860.61 (2025/26)





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**Directions:** From our office on Red Bank Road proceed inland, travel straight across the roundabout and through the village, at the bottom turn left into Ashfield Road. Turn right at the mini roundabout into Kincraig Road, first left at the next mini roundabout into Ryscar Way, turn right at the next mini roundabout into Tennyson Drive and first right into Shelly Close.

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Plan produced using PlanUp.

4 Shelly Close

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