



48 Stopford Avenue, Bispham,
Blackpool, FY2 0QF

£110,000

A Mid Garden Terraced home offering a larger THIRD Bedroom and Shower Room than the local Semi Detached alternatives, and also boasting a SOUTHERLY facing rear Garden. Sold with NO ONWARD CHAIN.

- Lounge
- Dining Room
- Kitchen
- Three Bedrooms
- Spacious Bathroom
- UPVC Double glazing
- Gas central heating
- Gardens - Southerly facing rear
- Possible off street Parking



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

Lounge: 12'2" x 10'3" (3.71 m x 3.12 m) UPVC double glazed bay window, Radiator. Archway to:-

Dining Room: 9'4" x 7'11" (2.84 m x 2.41 m) UPVC double glazed patio doors, Radiator.

Kitchen: 9'4" x 7'7" (2.84 m x 2.31 m) Wall and base cupboards with complementary roll edge worktops, Stainless steel sink, UPVC double glazed window and door, Radiator.

First Floor:

Landing: Built in cupboard, Loft access.

Bedroom 1: 12'1" x 10'0" (3.68 m x 3.05 m) UPVC double glazed window, Radiator.

Bedroom 2: 10'0" x 9'3" (3.05 m x 2.82 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'3" x 6'6" (2.51 m x 1.98 m) Built in cupboard, UPVC double glazed window, Radiator.

Bathroom: Spacious three piece bathroom comprising; Panelled bath, Low flush WC, Pedestal wash basin, UPVC double glazed window, Radiator.

Outside:

Front: Laid to lawn.

Rear: Southerly facing, Mainly laid to lawn with established trees.

Parking: Possible off street parking to the front.

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 £1860.61 (2025/26)

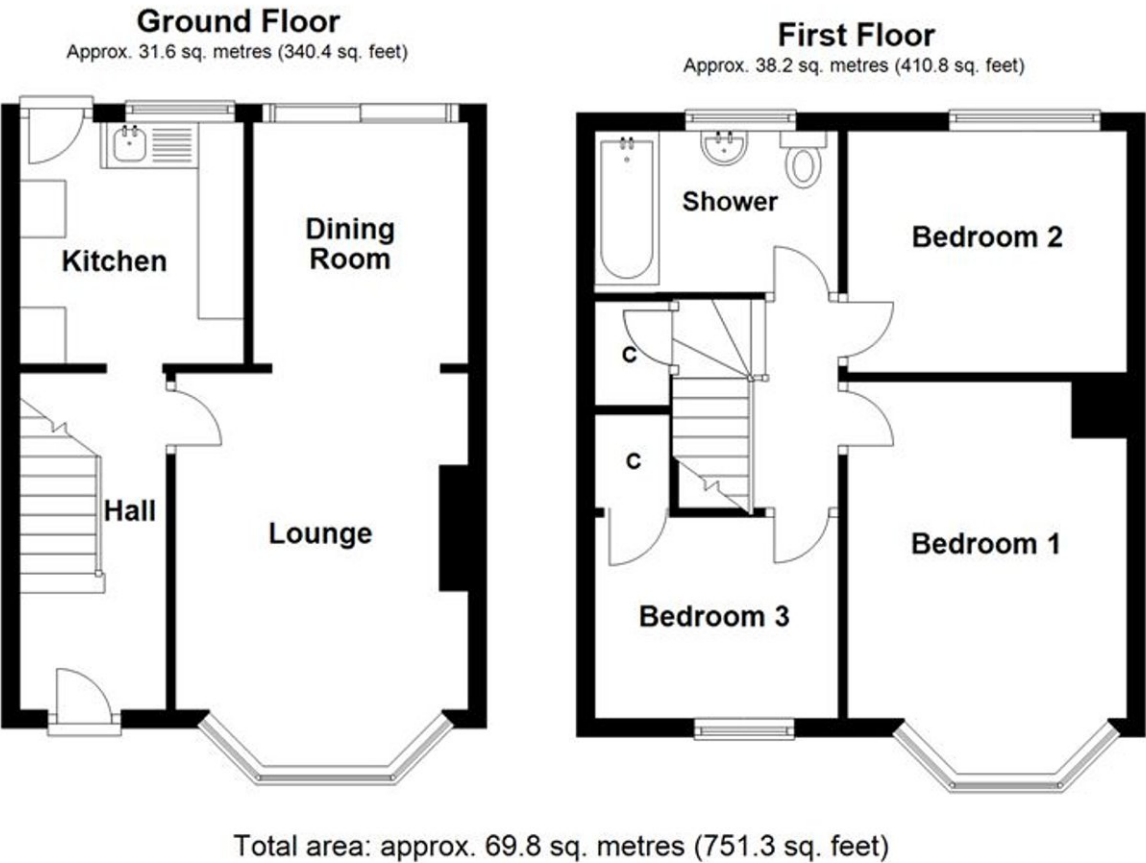


Directions: Take Red Bank Road and proceed inland taking your third exit at the roundabout into Bispham Road, follow Bispham Road past the Squirrel Pub and Stopford Avenue is the third on the left.

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		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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