



48 Hesketh Avenue, Bispham,  
Blackpool, FY2 9JX

**£239,950**

This substantial family home offers a truly **IMPRESSIVE** standard of living. To the ground floor are the two separate Reception rooms and a fantastic Modern Dining Kitchen which is over 20', whilst over the next two floors are the **SIX BEDROOMS** and two Bathrooms. Hesketh Avenue is a super convenient location, being adjacent to both Red Bank Road with its wealth of amenities, and the Promenade.

- Two Reception Rooms
- Superb modern Dining Kitchen
- Six Bedrooms
- Two Bath/Shower rooms
- Gas central heating & UPVC double glazing
- Integral Garage and Off street parking

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**Vestibule:** UPVC double glazed door.

**Hall:**

**Lounge:** 18'10" x 14'8" (5.74 m x 4.47 m) Coved ceiling, Picture rail, TV point, UPVC double glazed window, Radiator. Double doors to:-

**Dining Room:** 14'2" x 13'8" (4.32 m x 4.17 m) Coved ceiling, Picture rail, TV point, UPVC double glazed bay window, Radiator.

**Dining Kitchen:** 20'1" x 13'8" (6.12 m x 4.17 m) Superb range of modern wall and base cupboard units with complementary roll edge worktops and matching island, Built in oven and hob with extractor over, Integrated microwave, Single drainer sink with mixer tap, Plumbed for dishwasher, Wood effect laminate flooring, Double glazed window, Door and skylight, Radiator.

#### **First Floor:**

**Bedroom 1:** 16'11" x 12'0" (5.16 m x 3.66 m) Coved ceiling, Picture rail, Vanity wash basin, TV point, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 14'2" x 13'0" (4.32 m x 3.96 m) Modern fitted wardrobes, Vanity wash basin, TV point, UPVC double glazed windows, Radiator.

**Bedroom 3:** 9'3" x 6'5" (2.82 m x 1.96 m) Picture rail, UPVC double glazed window, Radiator.

**Bathroom:** Modern two piece comprising; Panelled bath and walk in shower, Tiled walls, Wood effect laminate flooring.

**Wet Room:** Comprising; Shower area, Pedestal wash basin, Low flush WC, Radiator.

**Separate WC:** Low flush WC, UPVC double glazed window.

#### **Second Floor:**

**Landing:**

**Bedroom 4:** 13'10" x 8'9" (4.22 m x 2.67 m) Picture rail, UPVC double glazed window, Vanity wash basin, Radiator.

**Bedroom 5:** 14'2" x 10'9" (4.32 m x 3.28 m) Built in wardrobe, Vanity wash basin, UPVC double glazed window, Radiator.

**WC:** Low flush WC.

**Bedroom 6:** 10'10" x 7'4" (3.30 m x 2.24 m) UPVC double glazed window.

#### **Outside:**

**Front and Side:** Mainly Paved.

**Parking:** Integral Garage with electric roller shutter door, Light and power, plus additional parking.

**Additional WC:** Built in wardrobe, Vanity wash basin, UPVC double glazed window, Radiator.

**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:** From our office on Red Bank Road, take Warbreck Drive (opposite) and turn first right into Hesketh Avenue.

**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>		74
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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