



15 Salmesbury Avenue,
Bispham , FY2 0PN

£167,950

***** STYLISH Family Home with lovely established Gardens**

This beautifully presented semi-detached home blends traditional charm with modern design, offering the perfect setting for family living. Featuring an attractive bay frontage, the property boasts a contemporary interior throughout.

Inside, you'll find three well-proportioned bedrooms and a stylish modern bathroom. The ground floor offers a comfortable main lounge, along with a bright and spacious open-plan living area that includes a second lounge, dining space, and a contemporary fitted kitchen—ideal for both everyday living and entertaining.

This open-plan space seamlessly connects to the generous rear garden, which stretches over 45 feet in length and is beautifully established, providing a peaceful outdoor retreat.

Additional benefits include off-street parking to the front, adding practicality to this impressive family home.

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McDonald

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- **THREE bedrooms**
- **Lounge**
- **OPEN PLAN Living and DINING kitchen**
- **MODERN bathroom**
- **UPVC double Glazing**
- **Gas central heating**
- **Gardens OVER 45ft**
- **Off street PARKING**

Hall: Double glazed composite front door, Meter cupboard, Spindled staircase with understairs storage cupboard, Cloaks with UPVC double glazed side window, Radiator.

Lounge: 13'11" x 11'5" (4.24 m x 3.48 m) Feature open fireplace to chimney breast with 'solid fuel' burner, Coved ceiling, UPVC double glazed bay window.

Second Lounge/Dining Room: 13'4" x 11'6" (4.06 m x 3.51 m) UPVC double glazed patio doors to rear garden, Concealed radiator. Directly open to:-

Kitchen: 16'1" x 5'9" (4.90 m x 1.75 m) Modern range of fitted wall and base cupboard units, Complementary worktops, Built in double oven and grill, Hob with extractor hood, Plumbed for washing machine, Housing for American style fridge freezer (not included)

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 11'3" x 11'3" (3.43 m x 3.43 m) UPVC double glazed window, Radiator.

Bedroom 2: 13'6" x 11'5" (4.11 m x 3.48 m) Built in louvred wardrobes to alcoves, UPVC double glazed window, Radiator.

Bedroom 3: 7'9" x 6'2" (2.36 m x 1.88 m) UPVC double glazed window.

Bathroom: Modern bathroom and three piece suite comprising; Combination 'P' shaped bath/shower with shower attachment and screen, Pedestal wash basin, Low flush WC, Part tiled walls, UPVC double glazed window, Heated towel rail/radiator.

Outside:

Front: Lanwed with flowerbeds to border, Concreted driveway.

Rear: Mostly lawned and stone gravelled, Raised timber decking area, Artificial lawn to patio area. Over 45' in length.



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.

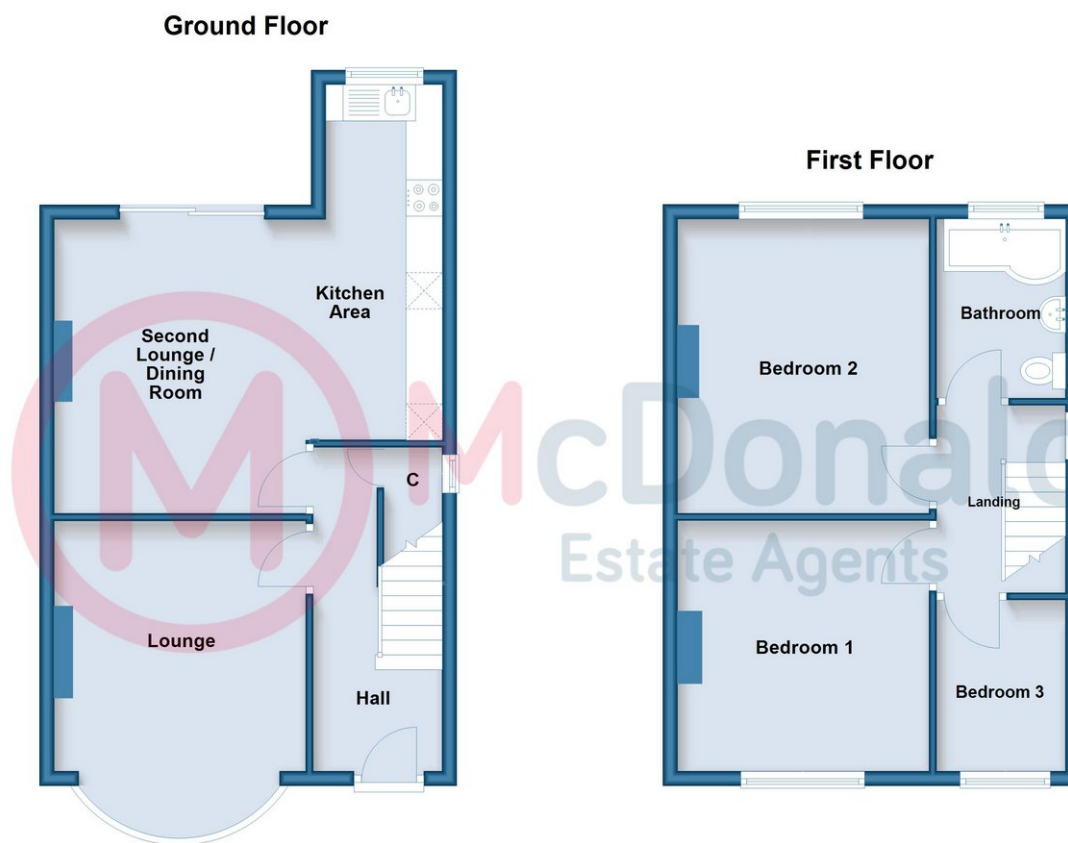
Council Tax: Band - B £1860.61 (2025/26)



Directions: Take Red Bank Road and proceed inland, at the roundabout take the third exit onto Bispham Road. Salmesbury Avenue is the fourth road 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.



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Salmesbury Avenue

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