



42 Leyburn Avenue,  
Bispham, FY2 9AQ

**£184,950**

**Spacious Extended Semi-Detached Home with Generous SOUTH Facing Gardens**

Located just 200 yards from the beautiful promenade and **SEAFRONT**, this well-presented semi-detached home offers impressive living space both inside and out. The property has been extended to include a **DINING** kitchen measuring over 17 feet in length, along with two separate reception rooms—ideal for family living or entertaining guests.

Upstairs, you'll find three well-proportioned bedrooms. To the rear, the south-facing garden extends **OVER 80 feet**, providing a sun-filled outdoor space perfect for relaxation or gardening.

- Three bedrooms
- Bathroom
- Two reception rooms
- **DINING** kitchen 17ft+
- UPVC double glazing

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- **Gas central heating**
- **SOUTH rear**
- **EXTENSIVE gardens**
- **Off street PARKING**

**Vestibule:** UPVC double glazed front door.

**Hall:** Spindled staircase, Coved ceiling, UPVC double glazed window, Two radiators.

**Ground Floor WC:** Low flush WC, UPVC double glazed window, Heated towel rail/radiator.

**Lounge:** 14'3" x 11'7" (4.34 m x 3.53 m) Tiled fire surround, Coved ceiling, Picture rail, UPVC double glazed bay window, Two radiators.

**Second Lounge:** 14'1" x 10'11" (4.29 m x 3.33 m) Tiled surround, Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

**Kitchen:** 17'10" x 5'7" (5.44 m x 1.70 m) Wall and base cupboard units, Roll edge worktops, One and a half bowl stainless steel sink, Plumbed for washing machine, Two UPVC double glazed windows and UPVC rear door, Radiator.

**First Floor:**

**Landing:** UPVC double glazed window.

**Bedroom 1:** 14'5" x 10'6" (4.39 m x 3.20 m) Coved ceiling, Picture rail, UPVC double glazed window, Radiator.

**Bedroom 2:** 14'6" x 10'2" (4.42 m x 3.10 m) Picture rail, UPVC double glazed bay window, Radiator.

**Bedroom 3:** 7'1" x 6'10" (2.16 m x 2.08 m) Picture rail, UPVC double glazed window, Radiator.

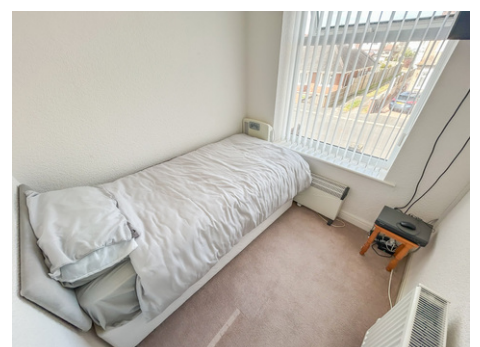
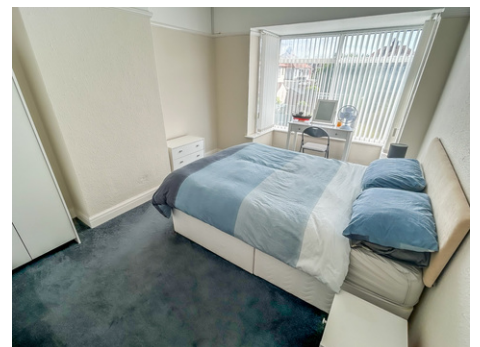
**Bathroom:** () Comprising; Panelled bath with overhead shower, Low flush WC, Pedestal wash basin, Tiled walls, UPVC double glazed window, Heated towel rail/radiator.

**Outside:**

**Front:** Lawned front garden.

**Rear:** Extensive , sunnier south facing rear gardens. Mostly lawned. Approx. over 80ft long.

**Parking:** Off street parking. Possible garage space.





**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 - C £2126.41 (2025/26)



**Directions:** From our office on Red Bank Road proceed towards the seafront and turn right onto Queen's Promenade. Leyburn Avenue is the sixth turning on the right.

**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		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Leyburn Avenue

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