



27 Fitzroy Road, Bispham,
Blackpool. FY2 0RJ

£139,950

Three-bedroom semi-detached home situated in a popular and convenient location in Bispham...

Perfectly suited for first-time buyers, this property offers comfortable and practical living spaces with the added benefit of no onward chain, allowing for a smooth and speedy purchase.

Inside, the home features a cosy lounge, leading through to a modern kitchen diner, which opens seamlessly into a conservatory – ideal for relaxing while enjoying views of the garden.

Upstairs, you'll find two double bedrooms, a single bedroom, and a contemporary family shower room.

To the rear, the property boasts a sunnier, west facing garden, offering plenty of outdoor space for entertaining or unwinding. The garage, accessed via a shared driveway, provides useful additional storage or parking.

Located close to local schools, shops, and transport links, this home combines practicality with potential. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

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McDonald

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- **Three bedrooms**
- **Conservatory**
- **West facing garden**
- **Garage**
- **Convenient location**
- **No chain**

Entrance: UPVC double glazed front door.

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

Lounge: 12'2" x 10'4" (3.71 m x 3.15 m) Laminate flooring, UPVC double glazed window, Radiator.

Dining Kitchen: 16'2" x 9'2" (4.93 m x 2.79 m) Fitted wall and base cupboard units with complementary worktops, Stainless steel sink and drainer, Integrated dishwasher, Integrated electric hob with extractor over, Integrated oven, Space for fridge freezer, Tiled splashback, Spotlighting, UPVC double glazed window, Radiator. French doors to:-

Conservatory: 11'10" x 7'0" (3.61 m x 2.13 m) UPVC doors and windows, Radiator.

First Floor:

Landing: Storage cupboard, UPVC double glazed window.

Bedroom 1: 12'4" x 10'0" (3.76 m x 3.05 m) Fitted wardrobe, UPVC double glazed bay window, Radiator.

Bedroom 2: 9'10" x 9'2" (3.00 m x 2.79 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'9" x 5'10" (2.67 m x 1.78 m) UPVC double glazed window, Radiator.

Shower Room: Corner shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls, UPVC double glazed window, Radiator.

Outside:

Front: Forecourt garden.

Rear: Block paved patio area, Lawned area, Shed with power.

Parking: Shared driveway to garage.

Garage: Power and lighting, Up and over door.

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)



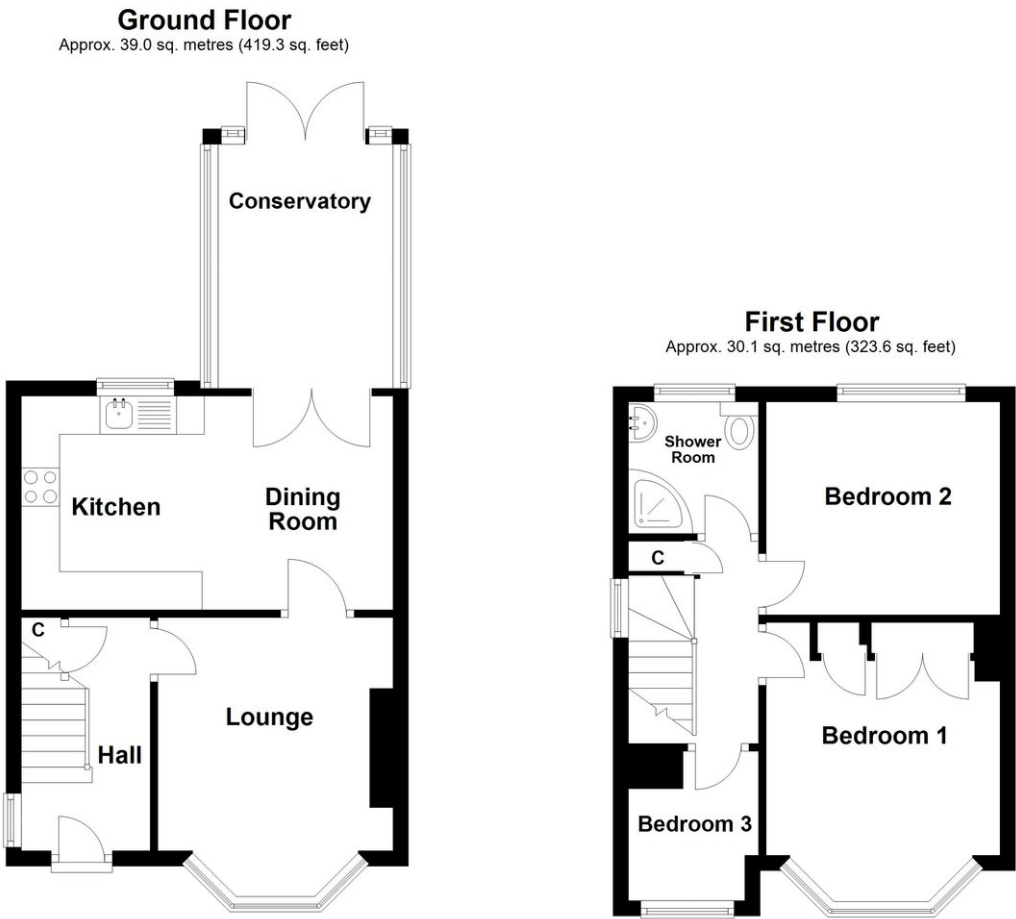
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Directions: From our office on Red Bank Road, travel Inland along Red Bank Road taking the fourth turning at the roundabout into Devonshire Road, then take the third left into Galway Avenue and finally second right into Fitzroy Road.

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		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Total area: approx. 69.0 sq. metres (742.9 sq. feet)

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