



2 Holcombe Road, Bispham,
Blackpool, FY2 0SR

£220,000

A Double Fronted Semi Detached Home, just oozing character throughout. Offering versatile accommodation, the ground floor comprises a Lounge over 18' in length, Dining Room AND a Dining Kitchen, PLUS a Garden Room, whilst to the first floor are the three Bedrooms and Shower room. A quiet cul-de-sac location, yet still ideally situated for both road and rail links.

- Lounge - over 18'
- Dining Room
- Dining Kitchen
- Garden Room
- Three Bedrooms
- Shower Room
- Gardens
- Garage

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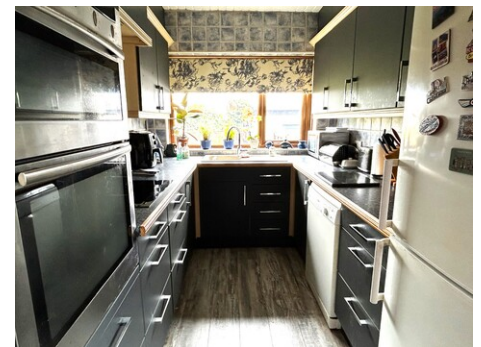
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Vestibule: Meter cupboard, UPVC double glazed windows and door.

Hall: Coved ceiling, Radiator.

Lounge: 18'10" x 11'9" (5.74 m x 3.58 m) Feature fireplace with inset living flame gas fire, Coved ceiling, TV point, UPVC double glazed window, Radiator, Glazed doors to garden room.

Dining Room: 11'2" x 10'9" (3.40 m x 3.28 m) Feature fireplace with inset living flame gas fire, Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Kitchen: 16'11" x 10'9" (5.16 m x 3.28 m) (L-shaped). Wall and base cupboard units with complementary worktops, Split level oven and hob with extractor, Plumbed for dishwasher, Single drainer sink with mixer tap, Understairs storage, Radiator.

Garden Room: 16'5" x 9'7" (5.00 m x 2.92 m) Wood effect laminate flooring, UPVC double glazed windows and doors to rear garden, Electric radiator.

First Floor:

Landing:

Bedroom 1: 14'9" x 11'5" (4.50 m x 3.48 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 2: 12'1" x 10'9" (3.68 m x 3.28 m) Built in wardrobe, UPVC double glazed window, Radiator.

Bedroom 3: 9'4" x 7'3" (2.84 m x 2.21 m) Currently arranged as a dressing room with fitted wardrobes, UPVC double glazed window, Radiator.

Shower Room: Comprising; Walk in shower, Wash basin, Low flush WC, Built in cupboard, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Established shrubs and hedgerow.

Rear: A lovely rear garden, Mainly flagged with established plants, trees and shrubs.

Parking: Detached brick garage and private drive.

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 travel inland along Red Bank Road taking the fourth turning at the roundabout into Devonshire Road, continue to the next roundabout and turn left into Warbreck Hill Road. Holcombe Road is the fifth turning 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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