



47 Blackpool Road, Bispham,
Blackpool, FY2 0HT

£184,950

This Semi Detached family home has been extended to the rear and boasts a **FANTASTIC** Living Room measuring 18'10 x 16'9, which overlooks a magnificent Westerly facing rear garden that is over 100'. In a super convenient spot with Bispham Village literally at the end of the road, 47 is also sold with **NO ONWARD CHAIN**.

- Living Room
- Dining room /Playroom
- Modern style Kitchen over 16'
- Three bedrooms
- Bathroom
- UPVC double glazing
- Gas central heating
- Gardens - over 100' Westerly facing to the rear
- Off street parking

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McDonald

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Vestibule: UPVC double glazed door

Hall: Meter cupboard, Wood effect laminate flooring.

Dining Room/Play Room: UPVC double glazed bay window, Radiator

Kitchen: 16'1" x 9'2" (4.90 m x 2.79 m) Modern style wall and base cupboard units with complementary roll edge worktops, One and half bowl sink with mixer tap, Plumbing for washing machine, Space for range cooker with extractor, Tiled floor, UPVC double glazed window, Radiator.

Living Room: 18'10" x 15'9" (5.74 m x 4.80 m) Wood effect laminate flooring, TV point, UPVC double glazed window and patio doors to the rear Garden, Radiator.

First Floor:

Landing: Loft access via ladder

Bedroom 1: 12'2" x 10'2" (3.71 m x 3.10 m) TV point, UPVC double glazed bay window, Radiator

Bedroom 2: 10'2" x 9'2" (3.10 m x 2.79 m) TV point, UPVC double glazed window, Radiator

Bedroom 3: 5'11" x 5'11" (1.80 m x 1.80 m) (Measurements plus door opening and bulkhead space). Built in cupboard, UPVC double glazed window, Radiator

Bathroom: Comprising: Panelled bath with shower over, Wash basin, Low flush WC, UPVC double glazed window, Radiator.

Outside:

Front: Mainly gravelled

Rear: An absolutely magnificent Westerly facing rear garden measuring over 100'

Parking: Off street parking

Heating: Gas central heating (NOT TESTED)

Tenure: We have been informed the property is Freehold. Interested parties should seek clarification from their solicitor.

Council Tax: Band C - £2126.41 for 2025/6

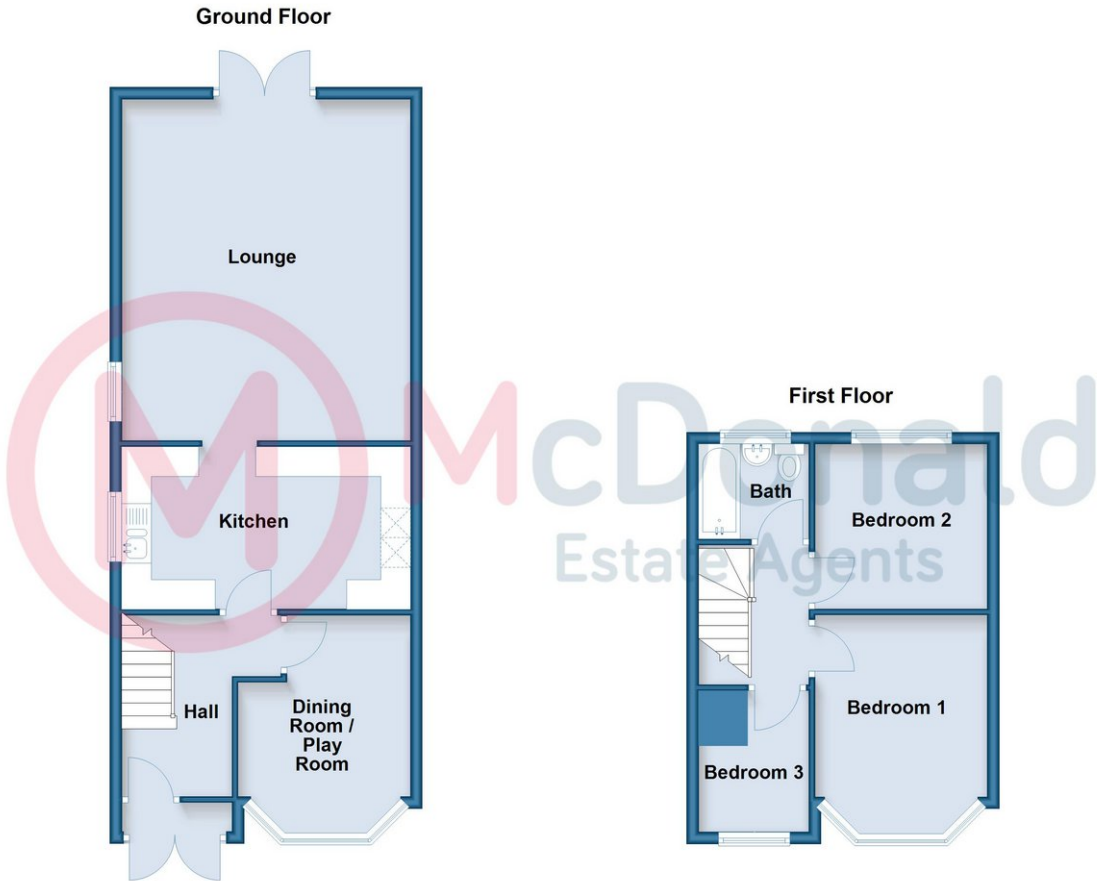


Directions: Travel inland along Red Bank Road crossing over the roundabout into Bispham village and then turn right at the mini roundabout into Blackpool Road.

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	71	81
(81-91) B		
(69-80) C		
(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.

Blackpool Road

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