



**69 Fleetwood Road, Bispham,
Blackpool, FY5 1SB**

£215,000

A thoroughly well presented, traditional style family size Semi Detached . 69 occupies an imposing plot just off Devonshire Road, and has an impressive Garage extension which also now provides a utility room and an additional ground floor Shower room. A really lovely homely example, needs to be seen.

- **Two Reception Rooms**
- **Rear Sun Room**
- **Attractive Kitchen**
- **Ground floor Shower room**
- **Three Bedrooms**
- **Family Bathroom**
- **Good size rear Garden**
- **Attached Garage around 23' in length**
- **New roof 2025**

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1948.**



McDonald

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Vestibule: UPVC double glazed windows and door.

Hall: Staircase to first floor with understairs utility area leading to the Garage, Coved ceiling, Meter cupboard, Radiator.

Shower Room: Three piece suite comprising; Low flush WC, Vanity unit with wash basin and mixer tap, Step in shower cubicle, Tiled walls and floor, UPVC double glazed window, Heated towel rail.

Dining Room: 12'10" x 10'10" (3.91 m x 3.30 m) Coved ceiling, Picture rail, Wood effect laminate flooring, UPVC double glazed bay window. Open to:-

Lounge: 15'4" x 10'10" (4.67 m x 3.30 m) Feature fireplace with an inset wood burning stove, Coved ceiling, TV point, Radiator, UPVC double glazed sliding patio door into :-

Sun Room: 9'0" x 5'4" (2.74 m x 1.63 m) UPVC double glazed windows, UPVC door.

Kitchen: 9'8" x 9'0" (2.95 m x 2.74 m) Attractive fitted wall and base cupboard units with complementary work surfaces, One and a half bowl stainless steel sink and drainer unit with mixer tap, Split level oven and hob with extractor hood, Tiled floor, UPVC double glazed window.

First Floor:

Landing.

Bedroom 1: 15'8" x 10'10" (4.78 m x 3.30 m) Fitted wardrobes with sliding doors, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Bedroom 2: 12'10" x 10'10" (3.91 m x 3.30 m) Fitted wardrobes, Picture rail, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Bedroom 3: 8'7" x 7'0" (2.62 m x 2.13 m) Cupboard housing gas central heating boiler, Coved ceiling, UPVC double glazed window, Radiator.

Bathroom: Three piece suite comprising; Low flush WC, Wash basin, Bath with mixer tap, Part tiled walls, Tiled floor, UPVC double glazed window, Heated towel rail.

Integral Garage: Roller door to the front elevation, UPVC double glazed window and personal door to the rear elevation, Plumbed for washing machine, Power and light. Accessed via private drive.

Outside:

Front: Laid to lawn with an established rockery garden.

Rear: A combination of lawn and patio areas with established borders and covered entertaining area with power.

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)

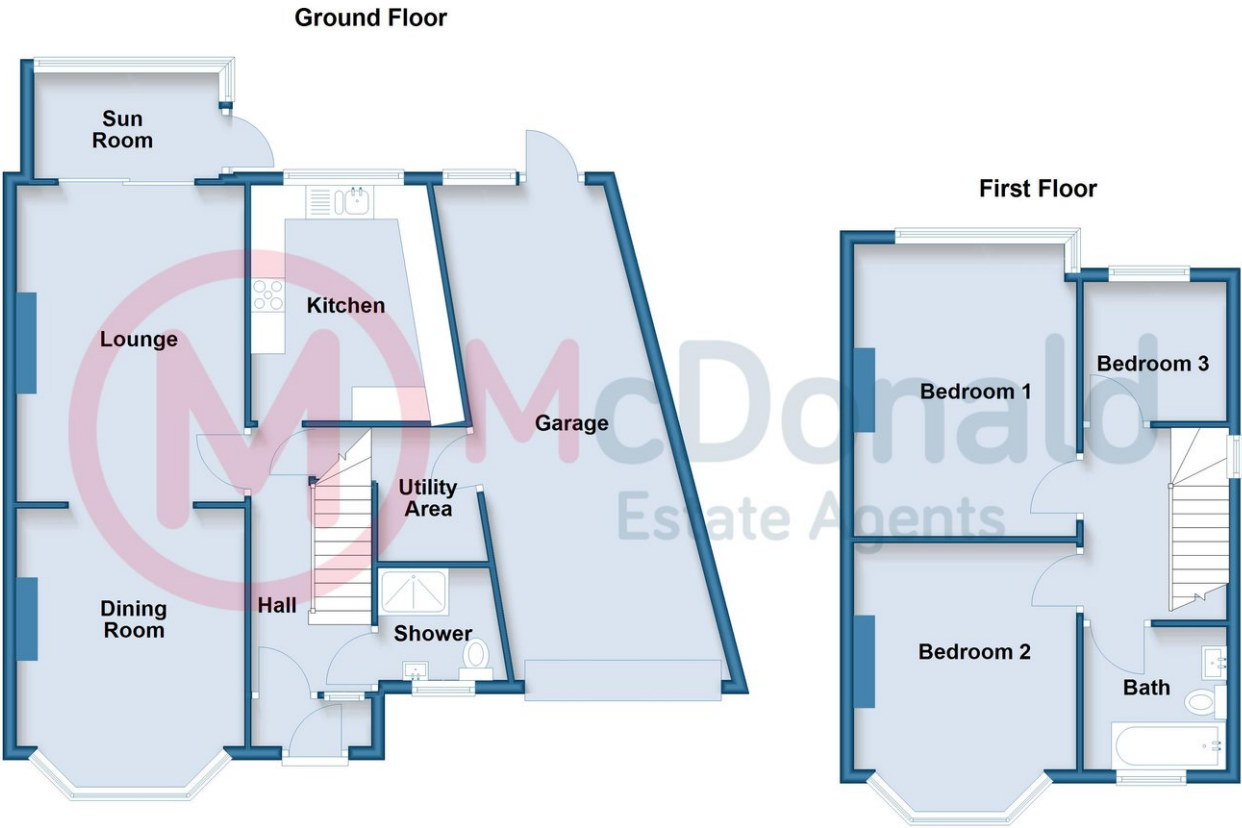


Directions: From our office on Red Bank Road proceed inland along Red Bank Road, at the roundabout turn left into Devonshire Road, Fleetwood Road is the fifth turning on the right.

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		82
(69-80) C	71	
(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.

Fleetwood Road

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