



20 Valentia Road, Bispham, Blackpool,
FY2 0RW

£124,950

This Semi Detached home requires some upgrading so affords plenty of potential to make your own mark. Boasting a lounge over 15', Dining Kitchen over 14' and a Conservatory, this three Bedroom property is also sold with NO ONWARD CHAIN.

- Lounge
- Dining Kitchen
- Conservatory
- Three Bedrooms
- Bathroom
- UPVC double glazing
- Gas central heating
- Gardens
- Garage



McDonald
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Vestibule: UPVC double glazed door and meter cupboard.

Lounge: 15'8" x 14'5" (4.78 m x 4.39 m) Fireplace, Staircase leading to the first floor with understairs storage, TV point, UPVC double glazed bow bay window, Radiator.

Dining Kitchen: 14'5" x 8'0" (4.39 m x 2.44 m) Fitted wall and base units with complementary work surfaces, Electric cooker point, Single drainer sink with mixer tap, UPVC double glazed window and door, Radiator.

Conservatory: 9'1" x 8'6" (2.77 m x 2.59 m) Wood effect laminate flooring, TV point, UPVC double glazed windows and doors.

First Floor:

Landing: () UPVC double glazed window, Loft access.

Bedroom 1: 13'10" x 8'5" (4.22 m x 2.57 m) TV point, UPVC double glazed window, Radiator.

Bedroom 2: 10'0" x 8'5" (3.05 m x 2.57 m) UPVC double glazed window, Radiator.

Bedroom 3: 6'10" x 5'9" (2.08 m x 1.75 m) Cupboard, UPVC double glazed window, Radiator.

Bathroom: Three piece bathroom suite comprising; Bath with shower over, Pedestal wash basin, Low flush WC, tiled walls, UPVC double glazed window, Radiator.

Outside:

Front: Laid to lawn.

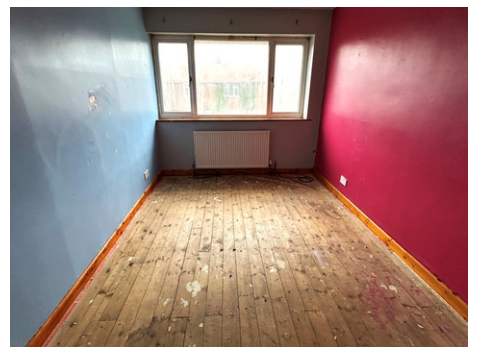
Rear: Laid to paving and timber decking.

Parking: Concrete sectional 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 - B £1860.61 (2025/26)

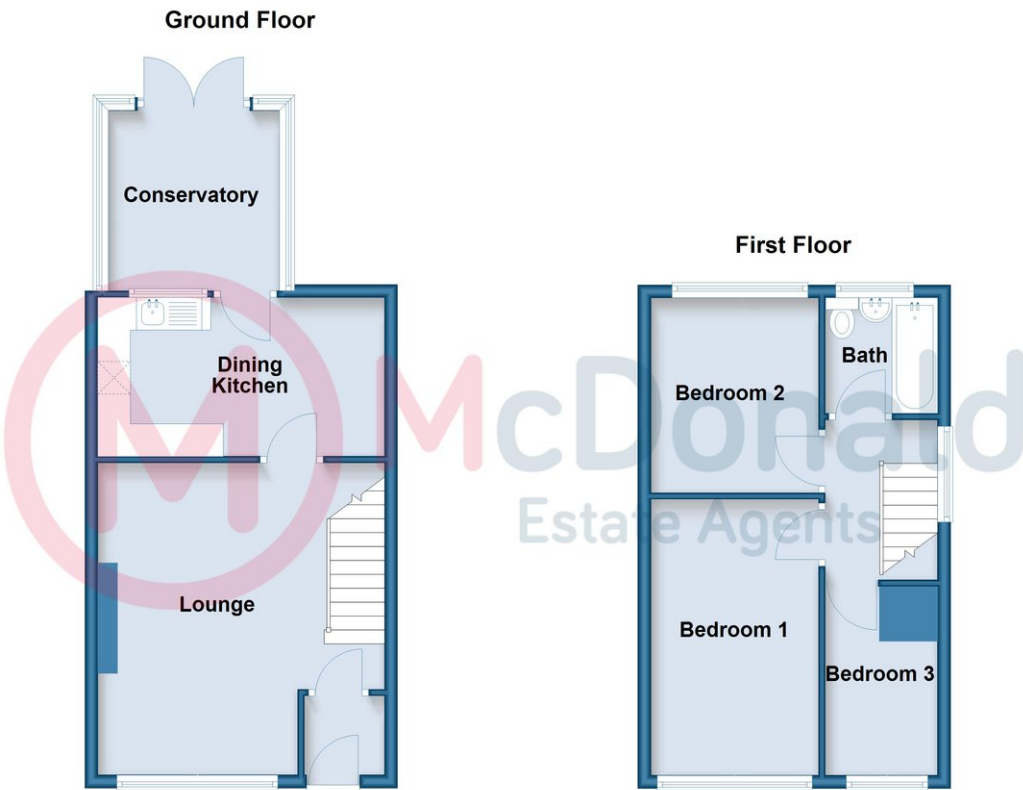


Directions: From our office on Red Bank Road proceed inland. At the roundabout take the fourth exit into Devonshire Road. Then take your second left into Galway Avenue and your fourth right into Valentia Road.

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		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Valentia Road

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