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BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BLACKPOOL
2022 IN BLACKPOOL
2021 IN BLACKPOOL

2 Denebank, All Hallows Road, Bispham, Blackpool, FY2 0AS

£125,000

A beautifully presented first floor purpose-built apartment, ideally positioned literally a stone's throw from the heart of Bispham Village, with its excellent selection of shops, amenities and local facilities.
Immaculately presented throughout, this lovely apartment offers a generous open-plan lounge and dining room, a STYLISH fitted kitchen, TWO DOUBLE bedrooms and a MODERN shower room.

Further benefits include UPVC double glazing, electric heating, a PRIVATE entrance and AMPLE RESIDENTS' PARKING.

An excellent turn-key home in a highly convenient location, ideal for those looking for comfortable, low-maintenance living close to the centre of Bispham Village.

- **Two DOUBLE bedrooms**
- **Lounge / Dining Room**
- **STYLISH fitted kitchen**
- **Modern shower room**
- **UPVC double glazing**
- **100 yards to village centre**
- **Immaculate throughout**

The Property Ombudsman

Award winning property sales since 1948.

Private Entrance: UPVC double glazed front door and landing window, Coved ceiling.

Lounge: 16'0" x 11'1" (4.88 m x 3.38 m) Coved ceiling, UPVC double glazed window, Electric storage heater.

Kitchen: 8'9" x 7'3" (2.67 m x 2.21 m) Stylish, modern fitted wall and base cupboard units, Complementary roll edge worktops, Colour coordinated sink, Integrated oven/grill and microwave, Plumbed for washing machine, UPVC double glazed window.

Landing: Loft access, Coved ceiling, UPVC double glazed window, Electric storage heater.

Cloaks: Sizeable cloaks and storage cupboard.

Shower Room: Superb modern three piece shower room comprising; Large shower cubicle, Vanity wash basin, Low flush WC, Built in storage cupboard housing hot water cylinder, Panelled walls, UPVC double glazed window, Heated towel rail/radiator.

Bedroom 1: 11'11" x 11'9" (3.63 m x 3.58 m) Fitted wardrobes and drawer units, Coved ceiling, Wood effect laminate flooring, UPVC double glazed window, Electric storage heater.

Bedroom 2: 10'8" x 7'6" (3.25 m x 2.29 m) Fitted wardrobes, Wood effect laminate flooring, UPVC double glazed window, Electric storage heater.

Outside: Established communal gardens, mostly lawned with inset flowerbeds.

Heating: Electric storage heating (NOT TESTED).

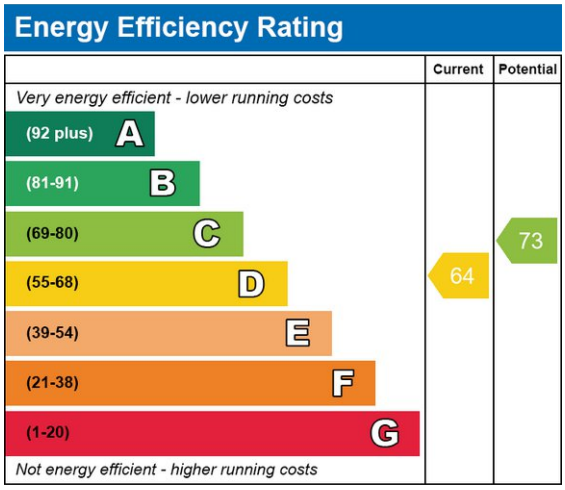
Tenure: We have been informed that the property is leasehold; 999 years from November 1998; Service charge £102 pcm which includes ground rent and building insurance. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2233.97 (2026/27)

Directions: From our office travel inland along Red Bank Road and continue straight across at the roundabout into Bispham village. Turn left at the mini roundabout into All Hallows Road, Denebank is a short distance along on the right hand side.

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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Plan produced using PlanUp.

Denebank

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