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

31 Bryning Avenue, Bispham, Bispham, Blackpool, FY2 9LU

£156,950

An EXTENDED True Bungalow situated in a great spot less than 400m from both the seafront, and Red Bank Road where you are spoiled with the variety of amenities on the doorstep, and Sainsbury's is your 'corner' shop'. The property now benefits from two Bedrooms and two separate Reception rooms, and is sold with NO ONWARD CHAIN.

- **Lounge**
- **Separate Sitting / Dining room**
- **Kitchen**
- **Wet Room**
- **UPVC double Glazing**
- **Gas central heating**
- **Gardens**

Successfully selling property since 1948.

The Property Ombudsman

Vestibule: UPVC double glazed door.

Hall: Meter cupboard, Loft access, Picture rail, Wood effect laminate flooring.

Sitting Room: 14'8" x 11'0" (4.47 m x 3.35 m) Feature fireplace, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Bedroom 1: 13'0" x 9'9" (3.96 m x 2.97 m) Fitted wardrobes, Picture rail, UPVC double glazed window, Radiator.

Bedroom 2: 11'7" x 7'8" (3.53 m x 2.34 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Shower Room: 'Wet room' style comprising; Shower area, Wash basin, Low flush WC, Built in cupboard, Extractor, UPVC double glazed window, Radiator.

Kitchen: 11'7" x 8'10" (3.53 m x 2.69 m) Built in cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, Single drainer stainless steel sink with mixer tap, Plumbed for washing machine, UPVC double glazed window.

Lounge: 14'9" x 12'3" (4.50 m x 3.73 m) TV point, UPVC double glazed patio doors to rear garden, Radiator.

Outside:

Front: Mainly laid to gravel.

Rear: Laid to timber decking and artificial lawn with established beds and borders, Brick built shed.

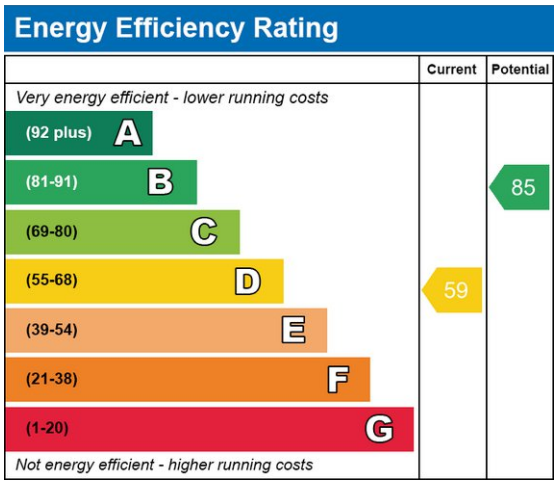
Parking: Off street parking to the front.

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 £2233.97 (2026/27)

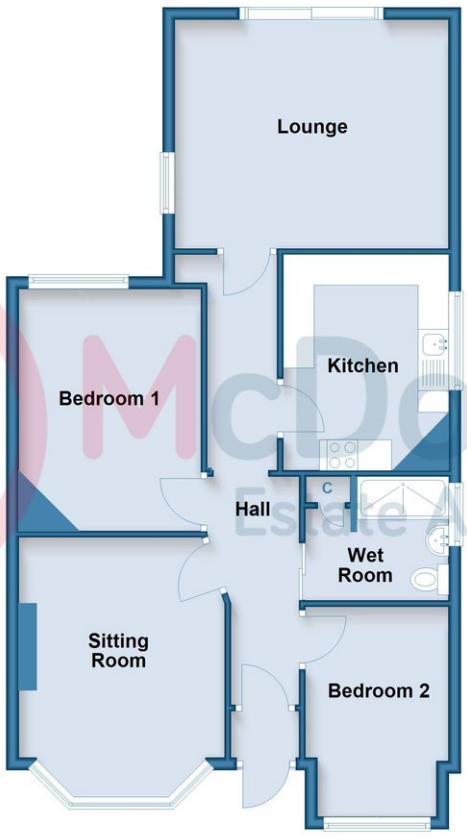
Directions: Take Red Bank Road inland and take the first right into Oldfield Avenue, Bryning Avenue is the third turning on the right.



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.

Ground Floor



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Plan produced using PlanUp.

Bryning Avenue

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