



85 Inver Road, Bispham, Blackpool,
FY2 0RQ

£144,950

This well-presented **THREE** bedroom home offers generous living accommodation, including a spacious **THROUGH LOUNGE** as well as a **UPVC CONSERVATORY** overlooking the rear garden and incorporates an **ADDITIONAL wc**. The ground floor also benefits from a **FITTED KITCHEN** and the convenience of the separate **WC**, whilst to the first floor are **THREE** bedrooms together with a **MODERN SHOWER ROOM**.

Externally, there is a sunnier **WEST FACING** rear garden, ideal for enjoying the afternoon and evening sun, together with a **GARAGE** accessed via a shared driveway plus the **ADDITIONAL PARKING**.

A spacious and practical family home with viewing recommended.

- **THREE** bedrooms
- Through lounge
- UPVC conservatory inc.; Ground Floor Wc
- Fitted kitchen; Modern shower room
- UPVC double glazing; Gas central heating
- **WEST** facing rear; Garage (shared access)
- Additional parking



McDonald
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Vestibule: UPVC double glazed front doors.

Hall: Staircase, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Lounge Area: 12'0" x 10'2" (3.66 m x 3.10 m) Wood effect laminate flooring, UPVC double glazed bay window, Radiator. Directly open to:-

Dining Area: 9'8" x 7'11" (2.95 m x 2.41 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Kitchen: 9'1" x 7'11" (2.77 m x 2.41 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Built in oven and hob with extractor hood, Plumbed for washing machine, One and a half bowl stainless steel sink, Tiled walls, UPVC double glazed window, Radiator.

Conservatory: 9'7" x 8'5" (2.92 m x 2.57 m) UPVC double glazed windows and patio doors to rear garden. Incorporating:-

WC: Low flush WC, Vanity wash basin, Panelled walls, UPVC double glazed window, Heated towel rail/radiator.

First Floor:

Landing: Built in cupboard also housing combi gas central heating boiler, UPVC double glazed window, Loft access via aluminium loft ladder.

Bedroom 1: 12'0" x 9'10" (3.66 m x 3.00 m) Built in wardrobes with vanity dresser, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Bedroom 2: 10'0" x 9'2" (3.05 m x 2.79 m) Built in wardrobes, UPVC double glazed window, Double radiator.

Bedroom 3: 8'10" x 6'0" (2.69 m x 1.83 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower and screen, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Heated towel rail/radiator.

Outside:

Front: (Brick-Block paved for ease of maintenance.

Rear: Sunnier west facing aspect, Mostly paved for ease of maintenance, Excellent level of privacy, Over 50ft in length.

Garage: Brick garage, Up and over door, Shared driveway access. Plus additional larking to 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 - B £1954.73 (2026/27)



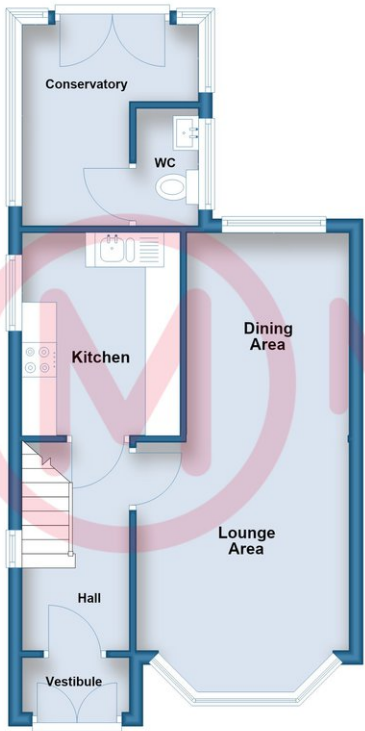
Directions: Travel inland along Red Bank Road taking the fourth exit from the roundabout into Devonshire Road. Take the first left turning into Munster Avenue then first right into Inver Road.

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.

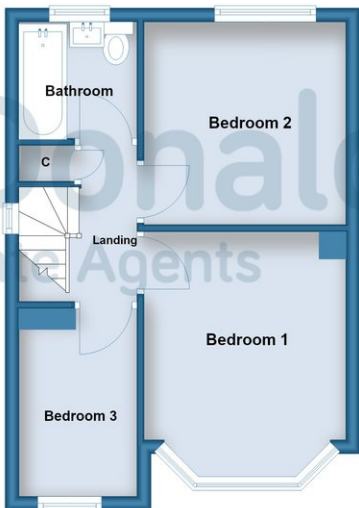
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Inver Road

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