

Road Map



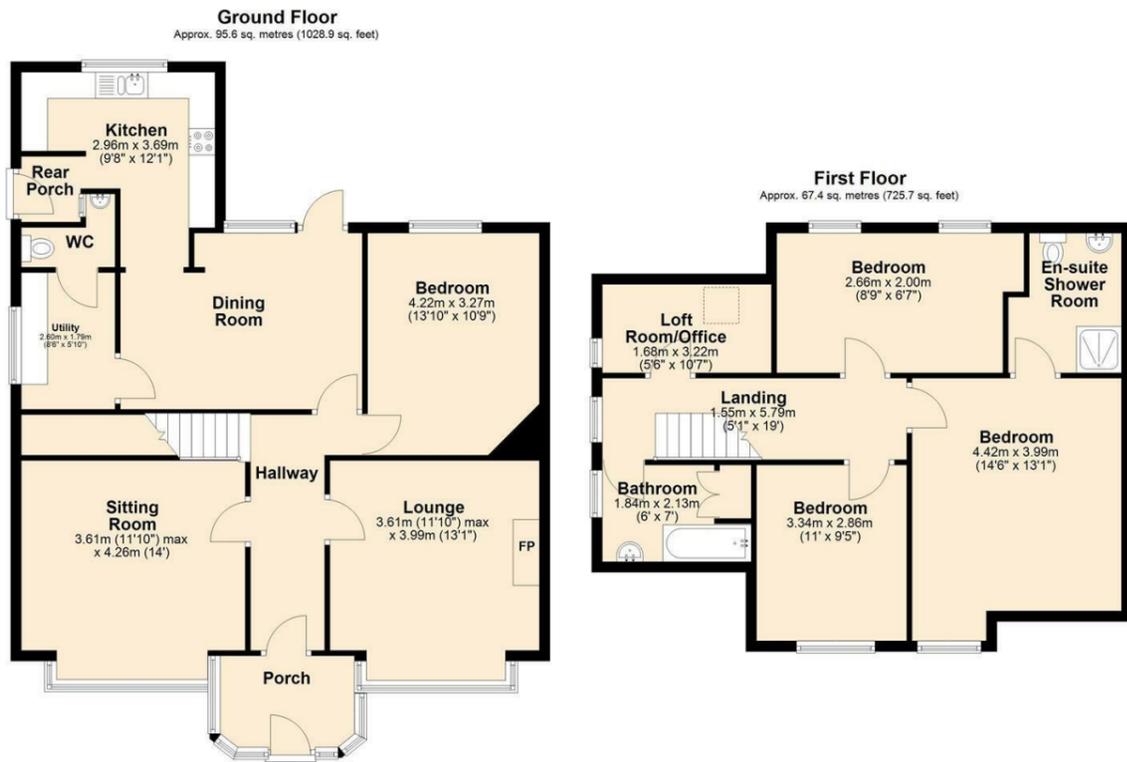
Hybrid Map



Terrain Map



Floor Plan



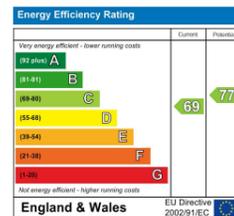
49 Bispham Road  
, Poulton-Le-Fylde, FY6 7PE

Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



Offers In The Region Of £435,000



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# 49 Bispham Road

, Poulton-Le-Fylde, FY6 7PE

## Offers In The Region Of £435,000



### Introduction

Occupying a large plot, this substantial and beautifully maintained four-bedroom semi-detached dormer bungalow offers 163 sqm (approx.) of versatile accommodation, extensive parking and significant potential for future extension (STPP). Viewing is essential to fully appreciate the quality and potential.

### Property Description

Built in 1905, the property retains attractive period character while benefiting from modern wiring, fuel-efficient heating systems and a 'C' EPC rating. The home has been meticulously maintained and presented to a high decorative standard throughout.

The house is located close to shops and facilities in Carleton and has easy access to Poulton-le-Fylde and surrounding areas. For those with very young children, there is a nursery nearby and the beaches of the Fylde coast are less than 2 miles away. There is also easy access to several primary and senior schools including Carleton Green, St Hildas, Baines, Hodgson and Blackpool Sixth Form College.

Downstairs, off the enclosed front porch the property features an impressive hallway with stained-glass windows to the entrance, leading to two reception rooms, the downstairs bedroom, and a separate dining room with easy access to a wood effect composite raised decking, allowing for al fresco dining whilst overlooking the mature landscaped rear garden. Off the dining room, there is the fully plumbed utility room with a toilet and a pedestal washbasin. The kitchen is a step down from the dining room and is fitted with a range of floor and wall-mounted units, a stainless steel sink, built in fridge, plumbing for a dishwasher, and a free-standing cooker.

Upstairs, there is a spacious family bathroom with an over-the-bath boiler fed shower, one double bedroom (with fitted wardrobe) overlooking the rear garden, one single bedroom with fitted wardrobe, and one spacious double bedroom with fitted wardrobes and dressing table. Off this bedroom, there is a modern ensuite with wc, pedestal washbasin and shower.

The large rear garden extends to approximately 73 metres in length, offering formal lawns, established herbaceous borders, vegetable and fruit growing areas and a further grassed section ideal for recreation or a children's play area. Although north-facing immediately to the rear, the significant depth of the garden ensures that the majority of the plot enjoys direct southerly sunshine throughout the day, creating both shaded and sunny seating areas as well as opportunities for al fresco dining. STTP there is plenty of space for a garden room or outside study

### Porch

Door to front providing access from front driveway into porch. Victorian period style ceramic floor tiles.

### Hallway

Internal door frame with feature-stained glass windows. Access to ground floor reception rooms. Stairs to side leading to first floor landing. Karndean oak effect flooring, ceiling lights and thermostatic controlled radiator. Cupboard housing electric smart meter. Ajax burglar alarm system fitted in 2024 and serviced in December 2025.

### Lounge

13'1" x 11'10"  
UPVC double glazed bay window with fitted shutters to front. Cast iron fire place housing real flame gas fire with contemporary wooden surround. Carpet, ceiling lights and thermostatic controlled radiator.

### Sitting Room

13'11" x 11'10"  
UPVC double glazed bay window with fitted shutters to front. Fire place housing 'smoke effect' electric fire. Carpet, ceiling lights and thermostatic controlled radiator.

### Ground Floor Bedroom (Four)

13'10" x 10'8"  
UPVC double glazed window to rear. Carpet, ceiling lights and thermostatic controlled radiator. Fitted bedroom furniture.

### Dining Room

UPVC door to rear providing access out onto composite decked patio area. Open access through to Kitchen. Door leading through to Utility Room. Oak veneer wood flooring, ceiling lights and thermostatic controlled radiator.

### Utility Room

9'2" x 5'10"  
UPVC double glazed window to side. Wall and base units, with plumbing for a washing machine and space for a fridge or freezer under the worktop. Tiled floor, ceiling light and thermostatic controlled radiator. Under stairs storage area with smart gas meter. Access through to ground floor WC.

### Ground Floor WC

UPVC double glazed window to side. Low flush WC and pedestal wash hand basin. Tiled wall and floor. Ceiling light, and fan.

### Kitchen

12'1" x 9'8"  
Stepped down from Dining Room. Wooden frame window facing rear garden. Range of wall and base units with complimentary worktops above. Stainless steel sink unit with mixer tap above. Plumbed for dishwasher. Free standing electric cooker. Built in undercounter fridge. Karndean oak effect wood flooring, ceiling lights and thermostatic controlled radiator. Door to side providing access to exterior

### First Floor Landing

Stair case from ground floor landing. UPVC double glazed window to side. Access to all first-floor rooms and loft access. Carpet and ceiling lights

### Bathroom

6'11" x 6'0"  
UPVC double glazed opaque window to side. Panel bath with shower above and pedestal wash hand basin. Fitted cupboard housing efficient Vaillant gas boiler fitted in 2024, serviced 12 monthly, and controlled by Hive thermostat. Tiled wall and floor. Ceiling light and heated towel rail radiator

### Dormer Study

10'6" x 5'6"  
Velux skylight to rear. UPVC double glazed window to side. Laminate oak effect flooring, ceiling light and thermostatic controlled radiator. Access to eaves.

### Bedroom Three

10'11" x 9'4"  
UPVC double glazed window to front. Carpet, thermostatic controlled radiator and ceiling light. Access to eaves. Fitted wardrobe.

### Bedroom Two

8'8" x 6'6"  
UPVC double glazed windows to rear - overlooking rear garden. Carpet, thermostatic controlled radiator and ceiling light.

### Bedroom One

14'6" x 13'1"  
UPVC double glazed window to front. Carpet, ceiling light and thermostatic controlled radiator. Access to eaves. Fitted wardrobe and dressing table. Access through to En Suite shower room

### En Suite Shower Room

Three-piece bathroom suite comprising; walk in twin shower cubicle with Mira electric shower unit above, vanity wash hand basin and low flush WC. Tiled Wall and floor, ceiling light and thermostatic controlled towel rail radiator.

### Front Exterior

Fringed with flower beds a spacious golden graveled area that can be used for parking.

### Side Exterior

Long imprinted concrete private drive with parking for multiple vehicles leading to:

### Rear Exterior

- \* Security lighting to house.
- \* Rear-garden with wood-effect composite decking leading off the dining room
- \* Paved south facing patio
- \* Well maintained lawned areas with herbaceous/shrub borders
- \* Grassed play/leisure area
- \* Vegetable area with established fruit cage (with gooseberries, blackcurrants, blueberries & rhubarb) and established fruit trees (Victoria plum and damson).
- \* Space for garden room/study (STPP)
- \* Outside tap and power laid on.

### Garage

Double length, single width concrete construction garage. Power and lighting. Outside security lighting.

### Further Information

Tenure - Freehold  
Overall Property Size - 163sqm/1754sqft  
Property Age - 1905 Year Of Build  
Wyre Borough Council - Tax Band C  
EPC Rating C

### What The Agent Says

Opportunities to acquire such a spacious and charming Edwardian property set within such a large plot are few and far between in the local area. Families often retain these such properties for decades due to their charm, space, character and lifestyle.

49 Bispham Road has clearly been cherished by the present owners and I imagine will be equally as loved by the incoming new buyers.

### What The Owner Says

As we sell our home to move closer to our family in Scotland, we will miss the house's spaciousness and flexibility, as well as our garden. When we bought the house in 1983, the large garden was overgrown, and the house needed refurbishment and modernisation. It has given us great joy to create a very comfortable, modernised home that we love, in keeping with a house built around 1905. It has also given us great satisfaction to create a garden that is a colourful delight in summer and was a safe, spacious area for our children to play in when they were young. With large gardens on either side, bounded by mature trees, the garden area has a peaceful, "oasis-like" feel. As a result, sitting out on our decking or patio in summer has been a delight that we will miss."

