



7 Falkirk Avenue, Bispham, FY2 9DD

Two Double Bedroom Detached Bungalow

£244,950

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## A rare opportunity – Two bedroomed detached Bungalow in popular location!

Shoreline Estates are delighted to present this beautifully maintained two double bedroom true bungalow, occupying a highly sought-after residential position in Bispham.

Offering generous and thoughtfully arranged accommodation throughout, the property combines comfort, space and timeless appeal. The interiors are well presented and provide a welcoming setting for everyday living, while the two double bedrooms offer excellent proportions.

Externally, the home continues to impress with beautifully maintained gardens, a private driveway and detached garage.

Perfectly positioned within a popular residential area, the bungalow enjoys convenient access to local amenities, transport links and everything Bispham has to offer.

Offered to the market with no onward chain, this is a superb opportunity to acquire a spacious and beautifully cared-for bungalow in a location where properties of this style are always in demand.

### Vestibule

UPVC front door, meter cupboards,

**Hallway** Double radiator,

**Lounge** 3.50m x 3.98m (11ft 5in x 13ft 0in)

Living flame gas fire set in complimentary hearth and surround. uPVC double glazed bay window, Radiator.

**Kitchen** 3.80m x 2.97m (12ft 5in x 9ft 8")

A range of wall and base cupboard units with complementary worktops and one and a half bowl single drainer sink with mixer tap, Plumbed for a washing machine, Part tiled walls, Three uPVC double glazed windows, uPVC double glazed door, Radiator.

## Key Features

- Popular Residential Location
- Two Double Bedrooms
- Gas Central Heating
- Double Glazing
- Gardens Front & Rear
- Spacious Accommodation with Potential to modernise further
- Detached Garage & Driveway
- Early Viewing Essential
- NO CHAIN

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Shoreline Estates Ltd  
57 Red Bank Road, Bispham,  
Blackpool, FY2 9HX

**Bedroom 3.32m x 3.50m (10ft 10in x 11ft 5in)**

UPVC double glazed window to front elevation, Radiator

**Bedroom 3.60m x 3.58 (11ft 6in x 11ft x 8in)**

UPVC double glazed window to rear elevation, Radiator

**Bathroom**

Well-presented bathroom comprising of, panelled bath with shower over, Pedestal wash hand basin and Low flush wc, Tiled walls, built in cupboard housing 'Baxi' boiler which has been service October 2026 Two UPVC double glazed windows, Radiator.

**Outside****Parking**

Private block driveway providing off street parking and access to the detached brick garage with up and over door, personal door power & light.

**Front Garden**

The front garden is mainly block paved with raised borders containing established bushes and shrubs.

**Rear Garden**

Private enclosed rear garden designed for low maintenance and outdoor living. A spacious paved patio area providing a perfect setting for outdoor seating and entertaining. Established borders containing bushes and shrubs adds character to the space and offers opportunity to further landscaping or planting.

**GENERAL****TENURE**

Freehold. (All prospective purchasers should verify this information with their solicitors prior to exchange of contracts.)

**FIXTURES & FITTINGS**

All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

**INFORMATION**

Please note this brochure including photography and measurements was prepared by Shoreline Estates in accordance with the sellers' instructions and should be used as guidance only.

**WARRANTIES**

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

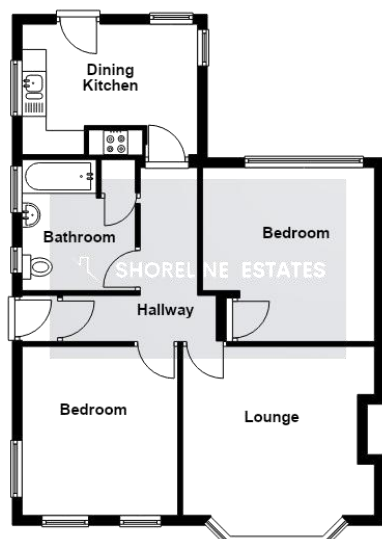
Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

**FREE VALUATION**

If you would like to obtain an independent and completely free market appraisal, please contact Shoreline Estates Ltd, 57 Red Bank Road, Bispham, Blackpool, Lancashire, FY2 9HX Telephone (01253) 352207.

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Awaiting EPC



## Get in touch

FOR APPOINTMENTS AND  
ENQUIRIES

**01253 352207**

[info@shorelineestates.co.uk](mailto:info@shorelineestates.co.uk)

A Fully Tailored Property  
Service To Meet Your Needs  
And Exceed Your Expectations



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