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

5 Kildare Road, Bispham, Blackpool, FY2 0LR

£139,950

***** STUNNING TURN-KEY HOME NEAR BISPHAM VILLAGE *****

This beautifully presented SEMI-DETACHED HOUSE offers stylish, contemporary living, with modern décor throughout. The fixtures and fittings are equally impressive, including a SUPER STYLISH fitted dining kitchen with a range of integrated appliances and a MODERN THREE-PIECE SHOWER ROOM.
Additional features include the SUNNY WEST-FACING REAR GARDENS, UPVC double glazing and gas central heating. The location is equally appealing, conveniently situated within just 0.4 MILES OF BISPHAM VILLAGE, with its range of shops, amenities and transport links.

No onward chain.







- **Two bedrooms**
- **MODERN shower room**
- **Lounge**
- **STYLISH fitted kitchen**
- **Gas central heating; UPVC double glazing**
- **Sunnier WEST rear**
- **Potential off street PARKING**

The Property Ombudsman

Award winning property sales since 1948.

Hall: Double glazed composite front door, Meter cupboard, Staircase, Tiled floor.

Lounge: 13'3" x 11'1" (4.04 m x 3.38 m) Feature open fireplace recessed to chimney breast, Tiled floor, UPVC double glazed bay window, Radiator.

Dining Kitchen: 14'2" x 8'8" (4.32 m x 2.64 m) Stylish range of fitted wall and base cupboard units, Complementary worktops, Colour coordinated sink, Integrated appliances to include; Hob, extractor hood, oven and microwave. Understairs storage area ideal as fridge housing, Tiled floor, Two UPVC double glazed windows and UPVC rear door, Radiator.





First Floor:

Landing: Loft access, UPVC double glazed window.

Bedroom 1: 14'2" x 10'5" (4.32 m x 3.17 m) Built in cupboard, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bedroom 2: 8'9" x 8'4" (2.67 m x 2.54 m) UPVC double glazed window, Radiator.



Shower Room: Modern three piece shower room comprising; Shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls and floor, UPVC double glazed window, Heated towel rail/radiator.

Outside:

Front: Stone gravelled for ease of maintenance.

Rear: Sunnier west facing aspect with stone paved patio, Artificial grass/lawn.



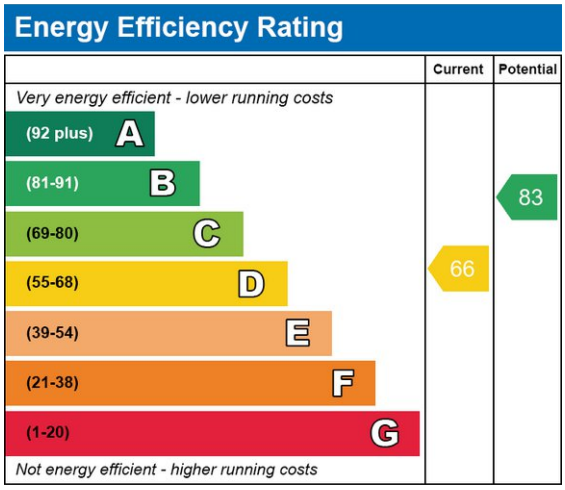
Heating: Gas central heating (NOT TESTED).

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)

Additional Information: Seven new UPVC windows and the rear door were fitted in 2022. (receipt copies available to review)

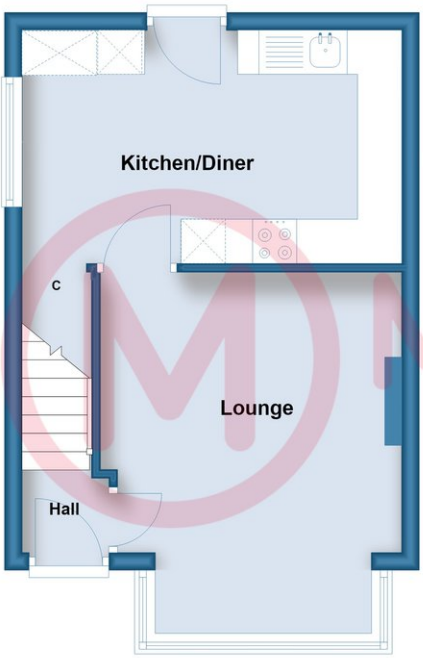
Directions: From our office on Red Bank Road proceed inland to roundabout, take the fourth exit into Devonshire Road, second left into Munster Avenue and finally third right into Kildare Road.



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.

Ground Floor



First Floor



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Plan produced using PlanUp.

Kildare Road

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