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

18 Galway Avenue, Bispham, Blackpool, FY2 0LL



£154,950

**** POTENTIAL, POTENTIAL, POTENTIAL ****
A Semi Detached home occupying a really good corner plot - absolutely ideal if you have parking requirements. The property requires upgrading so affords a fantastic opportunity for you to create your perfect home. Sold with NO ONWARD CHAIN.



- **Through Lounge**
- **Breakfast room**
- **Kitchen**
- **Ground floor WC**
- **Three Bedrooms**
- **Spacious Bathroom**
- **Gas central heating**
- **Wrap around Gardens**
- **Garage and additional Parking**



Successfully selling property since 1948.

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Hall: Meter cupboard, Coved ceiling, UPVC double glazed door, Radiator.

Ground Floor WC: Low flush WC, Wall mounted wash basin, UPVC double glazed window.

Lounge: 12'0" x 11'0" (3.66 m x 3.35 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed bay window, Radiator. Open plan to:-

Dining Room: 13'4" x 11'0" (4.06 m x 3.35 m) Coved ceiling, Wood effect laminate flooring, Delft shelf, TV point, UPVC double glazed window, Radiator.

Breakfast Room: 7'9" x 5'7" (2.36 m x 1.70 m) Built in cupboard, UPVC double glazed window, Radiator.

Kitchen: 10'6" x 6'8" (3.20 m x 2.03 m) Wall and base cupboard units with complementary worktops, Stainless steel sink and drainer, Plumbed for washing machine, UPVC double glazed windows.

Rear Vestibule: Gas central heating boiler, Tiled floor, Double glazed window, UPVC double glazed door.

WC: Low flush WC, Pedestal wash basin, Two UPVC double glazed windows, Radiator.







First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 12'5" x 9'10" (3.78 m x 3.00 m) Fitted wardrobes, Pedestal wash basin, UPVC double glazed bay window, Radiator.

Bedroom 2: 13'2" x 10'2" (4.01 m x 3.10 m) Fitted wardrobes, TV point, Pedestal washbasin, UPVC double glazed window, Radiator.

Bedroom 3: 7'1" x 7'0" (2.16 m x 2.13 m) Pedestal wash basin, UPVC double glazed window, Radiator.

Bathroom: Three piece bathroom suite comprising; Panelled bath, Low flush WC, Pedestal wash basin, Built in cupboard, UPVC double glazed window, Radiator.



Outside:

Front and Side: Mainly paved and gravelled with established plants and shrubs.

Rear: South-Westerly facing, Laid to paved patio.

Parking: Detached concrete sectional garage to the rear with private drive.

Heating: Gas central heating (NOT TESTED).

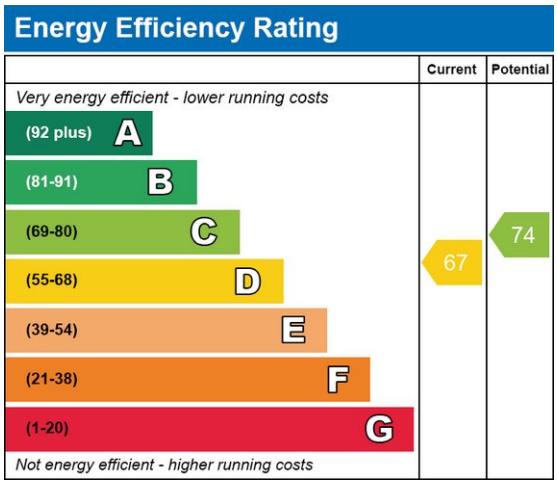
Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2233.97 (2026/27)



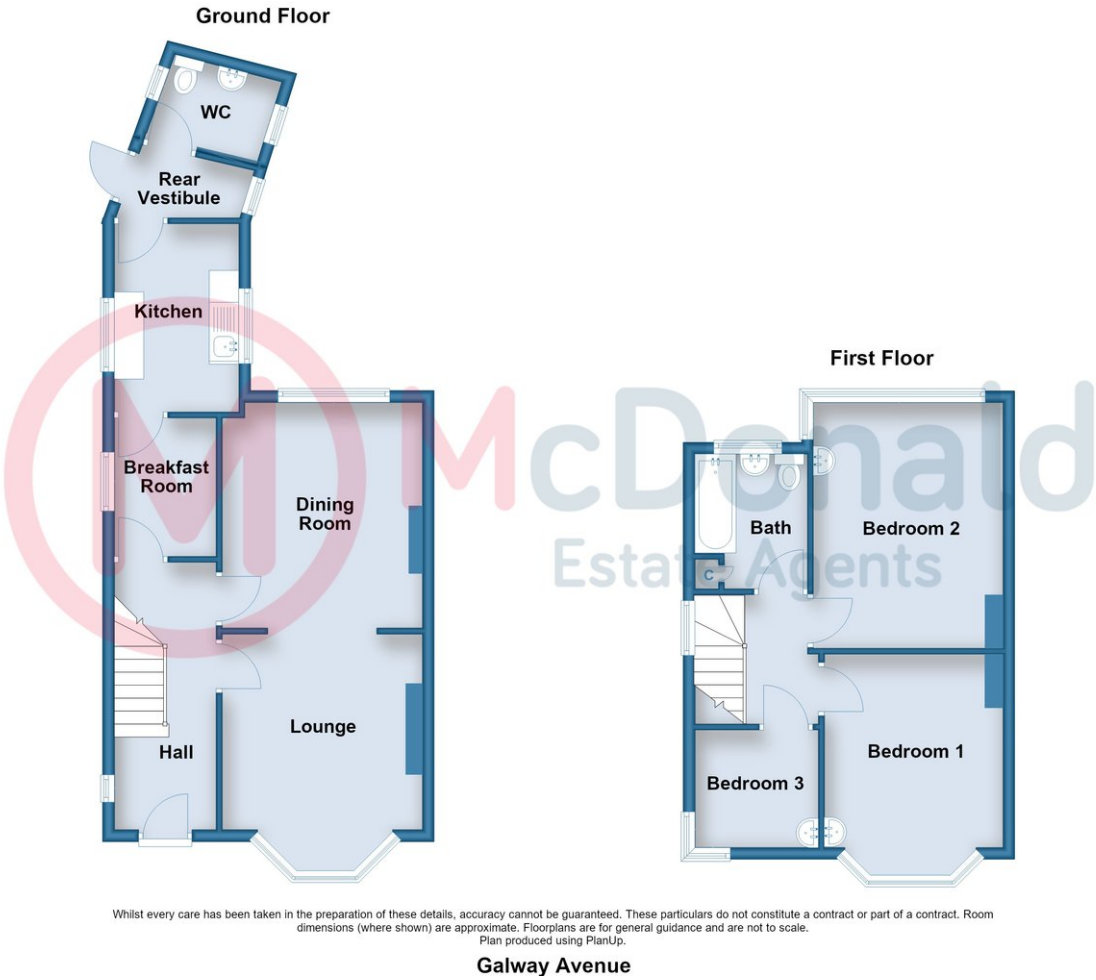
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Directions: From our office on Red Bank Road travel inland along Red Bank Road taking the fourth turning at the roundabout into Devonshire Road, then take the second left into Galway Avenue.



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.



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