



**66 Bispham Road, Bispham,
Blackpool, FY2 0NR**

£209,950

This beautifully presented Family Home has been stylishly updated throughout showcasing a modern, contemporary interior – a true credit to the current owners. The home offers a main Living room which is 19' in length, a separate open plan Dining Room and a Kitchen which is over 15', whilst to the first floor are the three well-proportioned Bedrooms, and a spacious four piece Bathroom.

Externally the property boasts a generous rear garden, off street parking and a great sized Garage. Early viewing is highly recommended to fully appreciate what this lovely home has to offer.

- Three Bedrooms
- Two Reception rooms
- Fitted kitchen
- Ground floor WC
- Four piece Bathroom
- UPVC double glazing; Gas central heating
- Rear gardens OVER 50ft
- Off street parking and a detached brick Garage
- Convenient location for road and rail transport links

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Vestibule: UPVC double glazed doors.

Hall: Coved ceiling, Wood flooring, Radiator. Open plan to:-

Dining Room: 16'6" x 12'0" (5.03 m x 3.66 m) Living flame gas fire with feature surround, Coved ceiling, Picture rail, Wood flooring, UPVC double glazed bay window, Radiator.

Ground Floor WC: Low flush WC, Pedestal wash basin, Tiled walls and floor.

Lounge: 19'0" x 11'0" (5.79 m x 3.35 m) Feature fireplace with inset living flame gas fire, Coved ceiling, UPVC double glazed patio doors to rear, Radiator.

Kitchen: 15'2" x 7'10" (4.62 m x 2.39 m) Range of attractive fitted wall and base cupboard units with complementary roll edge worktops, Split level double oven and hob with extractor, One and a half bowl sink with mixer tap, Tiled floor, UPVC double glazed windows and door, Radiator.



First Floor:

Landing: Loft access (via ladder, boarded with light).

Bedroom 1: 13'1" x 12'0" (3.99 m x 3.66 m) Fitted wardrobe, UPVC double glazed window, Radiator.

Bedroom 2: 13'6" x 11'5" (4.11 m x 3.48 m) Modern fitted wardrobes, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 3: 7'3" x 8'4" (2.21 m x 2.54 m) UPVC double glazed window, Radiator.

Bathroom: A spacious four piece suite comprising; Freestanding bath, Walk-in shower, Low flush WC, Pedestal wash basin. Built in storage, Tiled walls and floor, UPVC double glazed windows, Radiator.



Outside:

Front: Mainly laid to lawn.

Rear: Over 50', mostly laid to lawn with a patio area

Parking: Detached brick garage measuring 25' with power and light. Off street parking to the 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 - C £2233.97 (2026/27)



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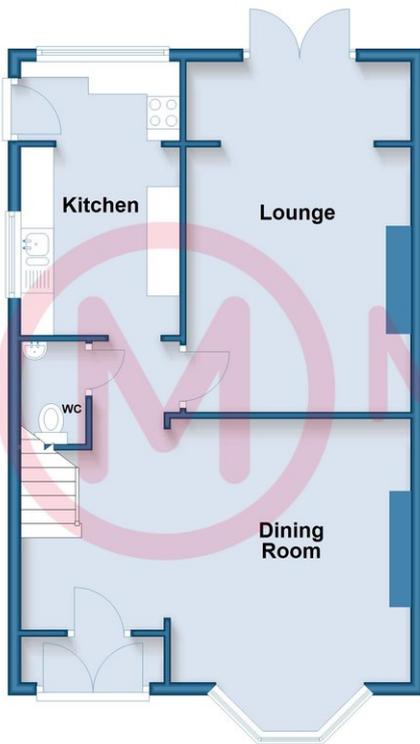
Directions: From our office on Red Bank Road travel inland, at the roundabout take the third right into Bispham Road. Number 66 is some way along on the left hand side.

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		75
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Bispham Road

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