



23 Guildford Avenue,
Bispham, FY2 9BG

REDUCED to £219,950

An EXTENDED family size home in a prime spot being situated in one of Bispham's most sought after locations.

Offering superbly proportioned accommodation - particularly to the ground floor - all nicely presented throughout, yet still offering fabulous potential for you to stamp your own style.

- THREE Reception areas
- Kitchen over 21' in length
- Three Bedrooms
- Bathroom
- UPVC double glazing; Gas central heating
- Gardens -around 50' to the rear
- Garage and driveway

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1948.



McDonald

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Entrance Porch: UPVC double glazed door and windows, Meter cupboard.

Hall: Understairs storage, Coved ceiling, Radiator.

Lounge: 15'4" x 11'4" (4.67 m x 3.45 m) Fireplace, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Sitting Room: 13'4" x 11'4" (4.06 m x 3.45 m) Fireplace, Coved ceiling, Delft shelf, Radiator. Open to:-

Dining Room: 10'3" x 10'0" (3.12 m x 3.05 m) Parquet flooring, UPVC double glazed patio doors to rear garden, Radiator.

Kitchen: 21'7" x 7'10" (6.58 m x 2.39 m) Fitted wall and base cupboard units with complementary work surfaces, Stainless steel sink and drainer, Gas cooker point, Plumbed for washing machine, Built in storage cupboard, UPVC double glazed door and windows, Radiator.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 15'4" x 11'4" (4.67 m x 3.45 m) Fitted wardrobes, UPVC double glazed bay window, Radiator.

Bedroom 2: 15'7" x 11'4" (4.75 m x 3.45 m) UPVC double glazed bay window, Radiator.

Bedroom 3: 7'9" x 6'9" (2.36 m x 2.06 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with overhead shower, Pedestal wash basin, UPVC double glazed window, Towel heater radiator.

Separate WC: Low flush WC, UPVC double glazed window.

Outside:

Front: Lawn and flowerbeds.

Rear: Around 50' in length, laid to lawn with a concrete patio area and flower borders.

Parking: Private driveway and brick garage.

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 - D £2392.21 (2025/26)

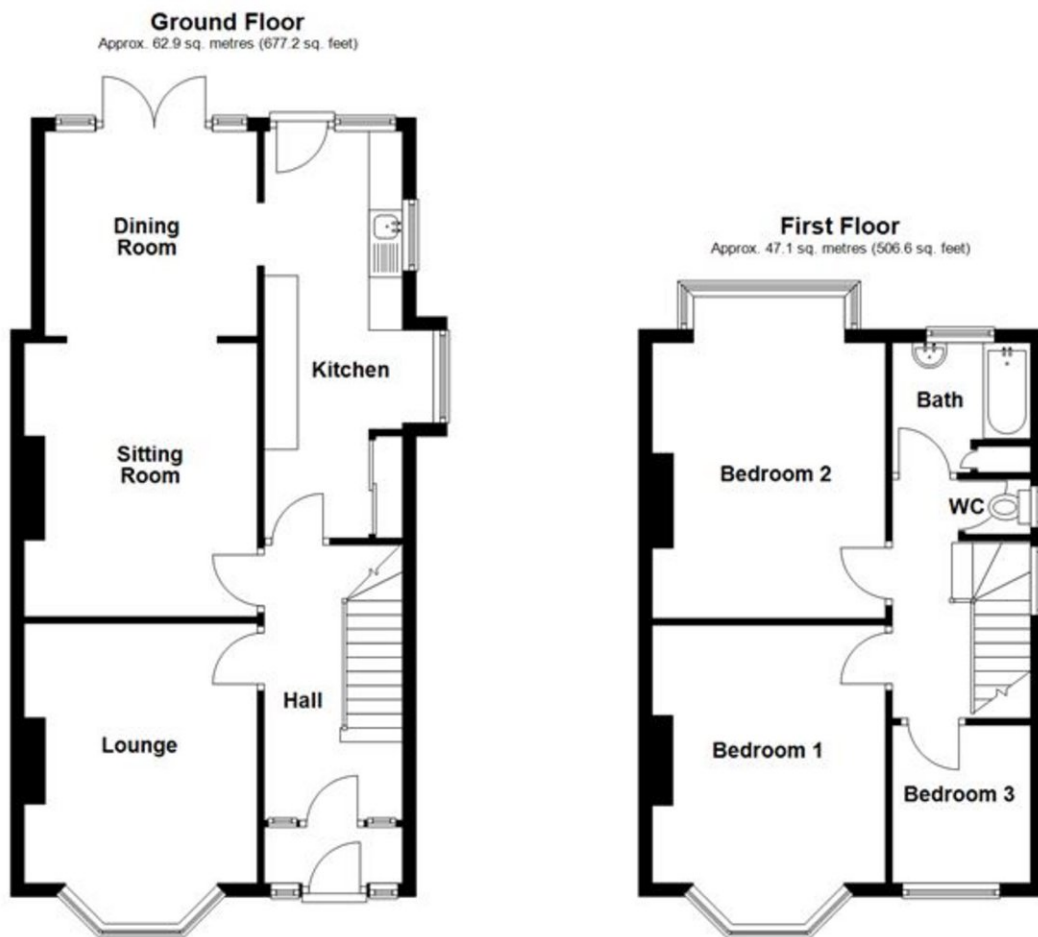


Directions: From our office on Red Bank Road, proceed inland to the roundabout and turn left onto Devonshire Road. Guildford Avenue is the third road on the right.

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 | | | 83 |
| (69-80) C | | 70 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |



Total area: approx. 110.0 sq. metres (1183.8 sq. feet)

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