



72 Argyll Road, Bispham, Blackpool,  
FY2 9TH

**£269,999**

A simply **STUNNING** Detached Home which has been renovated and re-modelled to an exacting standard throughout. To the ground floor are a Lounge and a newly fitted 'L' shape Living Kitchen measuring over 23' x 19' plus a WC, whilst to the first floor are the three Bedrooms - even the smallest of which is an impressive 9'1 x 8' and a magnificent four piece Bathroom. The theme continues externally with a gorgeous landscaped rear Garden. The joy of 'new build' living, within the space of a character home, sold with **NO ONWARD CHAIN**.

- Lounge
- Newly fitted Living Kitchen
- Ground floor WC
- Three Bedrooms
- Newly fitted four piece Bathroom
- UPVC double glazing
- Gas central heating

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1948.



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**Vestibule:** Meter cupboard, Tiled floor, UPVC double glazed door.

**Hall:** Coved ceiling, Picture rail, Radiator.

**WC:** Low flush WC, Wash basin.

**Lounge:** 16'2" x 11'9" (4.93 m x 3.58 m) Coved ceiling, UPVC double glazed bay window, Radiator.

**Living Kitchen:** 23'4" x 19'1" (7.11 m x 5.82 m) ('L' shaped) Superb newly fitted wall and base cupboard units with complementary worktops and matching breakfast bar, Split level Bosch double ovens and Neff hob with extractor, Integrated fridge, freezer, dishwasher and washing machine, Single drainer stainless steel sink with mixer tap, Recessed lighting, Wood effect laminate flooring, UPVC double glazed windows and French doors to the rear Garden, Two radiators.



**First Floor:**

**Landing:** Triple glazed leaded window, Picture rail.

**Bedroom 1:** 16'2" x 11'0" (4.93 m x 3.35 m) Coved ceiling, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 15'10" x 11'0" (4.83 m x 3.35 m) Coved ceiling, UPVC double glazed bay window, Radiator.

**Bedroom 3:** 9'1" x 8'0" (2.77 m x 2.44 m) Coved ceiling, UPVC double glazed window, Radiator.

**Bathroom:** Stunning, newly fitted four piece Bathroom suite comprising; Panelled bath, Large walk in shower, Low flush WC, Vanity wash basin, Loft access, Recessed lighting, Tiled walls, UPVC double glazed windows, Towel heater radiator.



**Outside:**

**Front:** Laid to paving with stone chippings and established shrubs.

**Rear:** A gorgeous landscaped rear Garden over 50'. A combination of lawn and paved patio with established trees and flower borders.

**Parking:** Brick garage -with both front and rear up and over doors to allow access to the back Garden.

**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 £2513.22 (2026/27)



**Directions:** Take Devonshire Road to the roundabout at Warbreck Hill Road, take the third exit onto Warbreck Hill Road where Argyll Road can be found sixth 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.

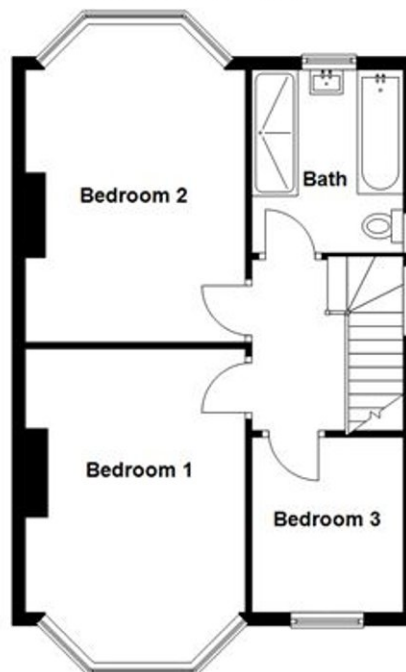
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**Ground Floor**  
Approx. 58.3 sq metres (627.6 sq. feet)



**First Floor**  
Approx. 48.9 sq metres (526.8 sq. feet)



Total area: approx. 107.3 sq. metres (1154.4 sq. feet)

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