

Bryning Avenue | Bispham | Blackpool | FY2 9LZ

£310,000

TAMARA SAMUELS

*The Home of Signature Properties*

Bryning Avenue | Bispham
Blackpool | FY2 9LZ
£310,000

- Impressive Double-Fronted Detached Dormer Bungalow
- Three Generous Double Bedrooms, One With En-Suite
- Spacious Lounge With Original Stained Glass Bay Window
- Beautiful Original Features Including High Ceilings And Decorative Coving
- Generous Landscaped Rear Garden Approximately 75ft Long
- Excellent Location Close To The Promenade And Beach
- Versatile Studio/Office With Potential Fourth Bedroom
- Large Kitchen/Dining Room And Conservatory
- Air Source Heat Pump Central Heating Installed In 2024
- Extensive Driveway Parking And Detached Tandem Garage With Utility

## Lounge

12'10" x 17'3" (3.92m x 5.25m)

Spacious reception room with original stained glass bay window, decorative coving, feature fireplace with marble surround and newly fitted carpet.

## Kitchen Diner

19'6" x 11'6" (5.95m x 3.51m)

Generous fitted kitchen with wall and base units, integrated fridge freezer, double oven and gas hob. Ample dining space and access to the conservatory.







An impressive detached dormer bungalow offering spacious, versatile accommodation close to the promenade and beach.











### Bathroom
9'6" x 6'2" (2.89m x 1.88m)
Three-piece suite comprising panelled bath with overhead shower, pedestal wash basin and WC. Tiled walls, heated towel rail and stained glass feature window.

### Bedroom 1
12'3" x 15'9" (3.74m x 4.80m)
Generous front double bedroom with stained glass bay window, fitted wardrobes and newly fitted carpet.

### Bedroom 2
11'0" x 11'10" (3.36m x 3.61m)
Double bedroom overlooking the rear garden with fitted wardrobes.

### Entrance Vestibule
Traditional tiled walls and flooring with stained glass UPVC entrance door.

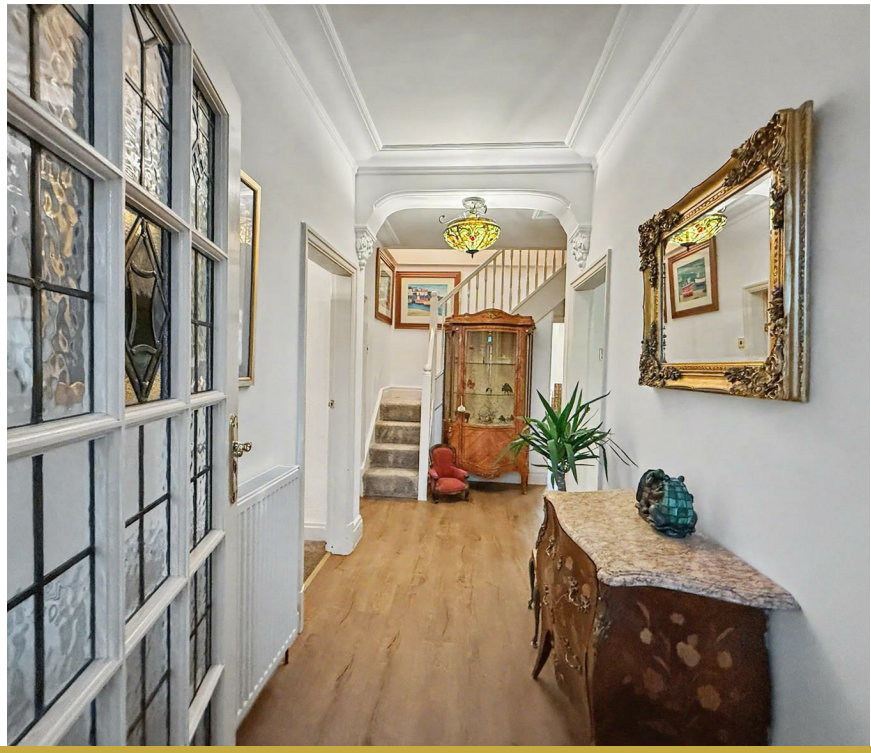
### Hallway
Welcoming central hallway with decorative coving and staircase to the first floor.

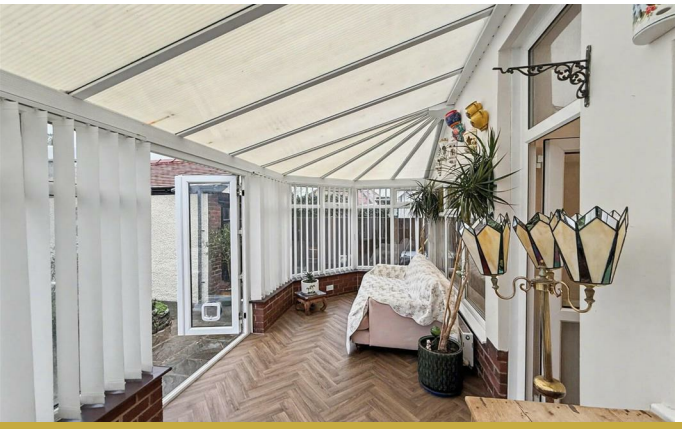
### Conservatory
18'10" x 7'8" (5.73m x 2.33m)
Large conservatory overlooking the rear garden with double patio doors providing access outside.

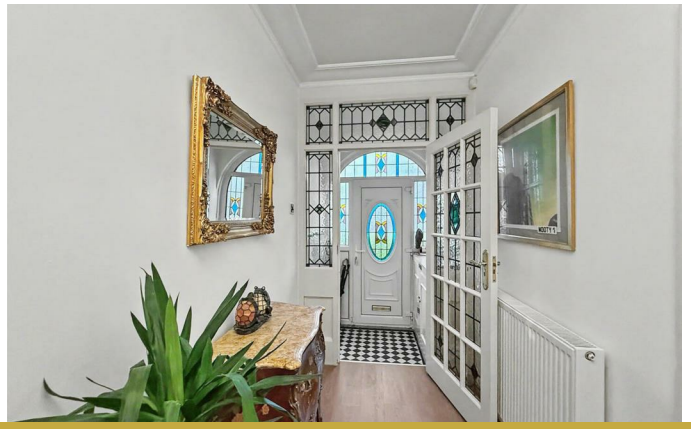
### Bedroom 3
12'8" x 16'7" (3.87m x 5.05m)
Generous first floor double bedroom with Velux window and access to the en-suite.











## Ensuite

7'6" x 4'11" (2.28m x 1.51m)

Modern shower room fitted in 2024, comprising walk-in shower, pedestal wash basin and WC, with Velux window.

## Office/Studio

10'5" x 19'0" (3.18m x 5.80m)

A versatile room suitable for use as a home office, studio, additional sitting room or potential fourth bedroom, with Velux window, side window and eaves storage.

## Detached Tandem Garage & Utility

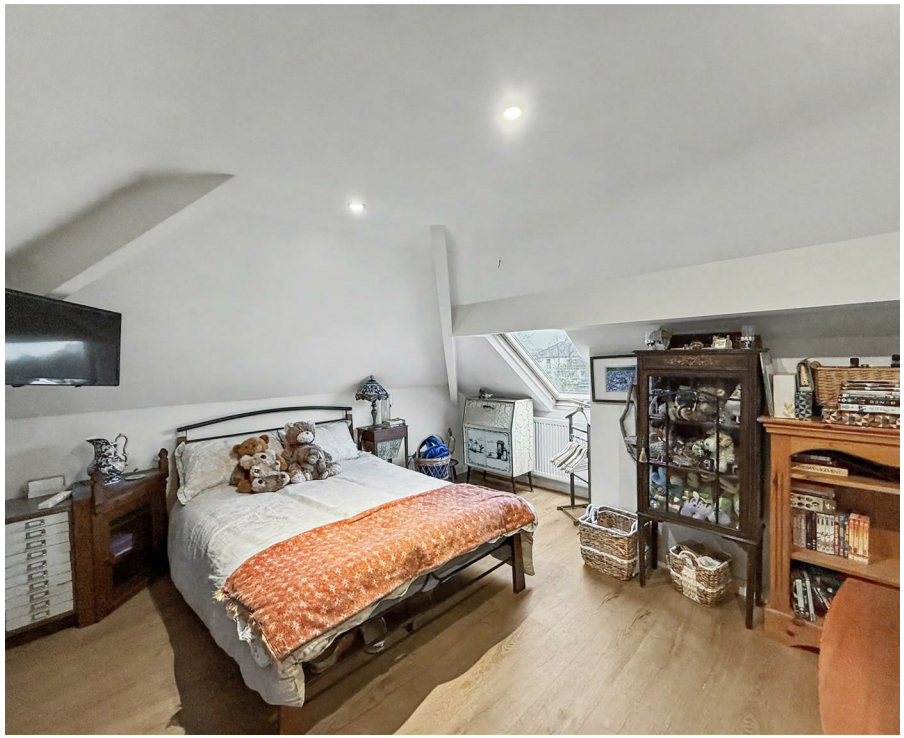
7'7" x 13'1" (2.32m x 3.99m)

Substantial tandem garage, approximately 31 feet in length, divided to provide a utility area with plumbing for a washing machine, alongside additional garage/storage space. Light and power connected.

## Important Information

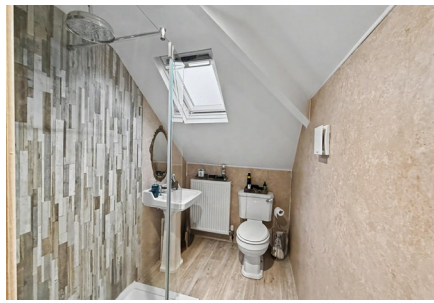
Whilst every effort has been made to ensure these particulars are accurate, they are intended as a general guide and do not form part of any offer or contract. Measurements are approximate and buyers should verify any information important to their purchase, including measurements, tenure and associated charges, with their solicitor or other appropriate professional. All buyers must complete ID, AML, proof and source of funds checks through our third-party verification provider. A non-refundable verification fee applies.



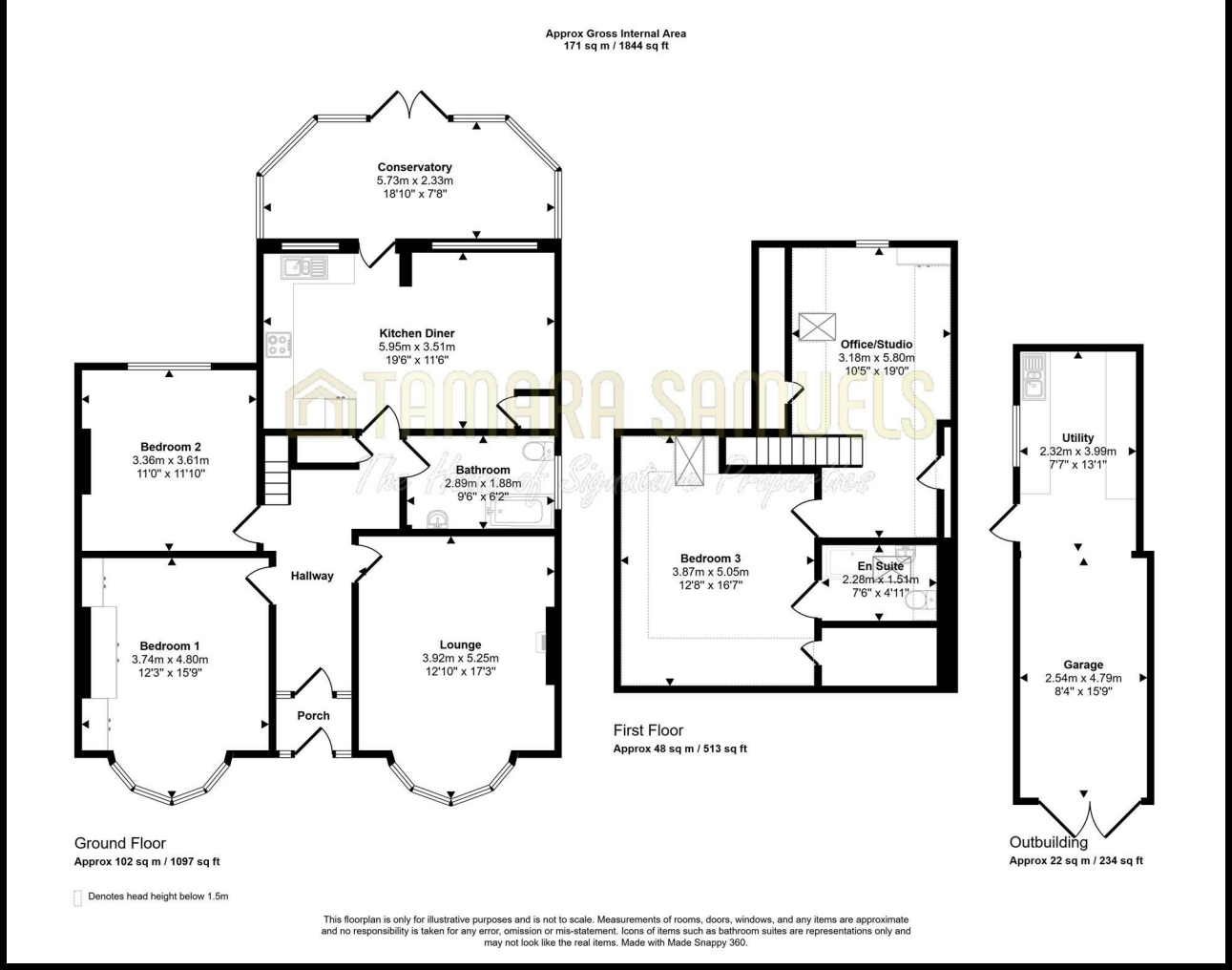


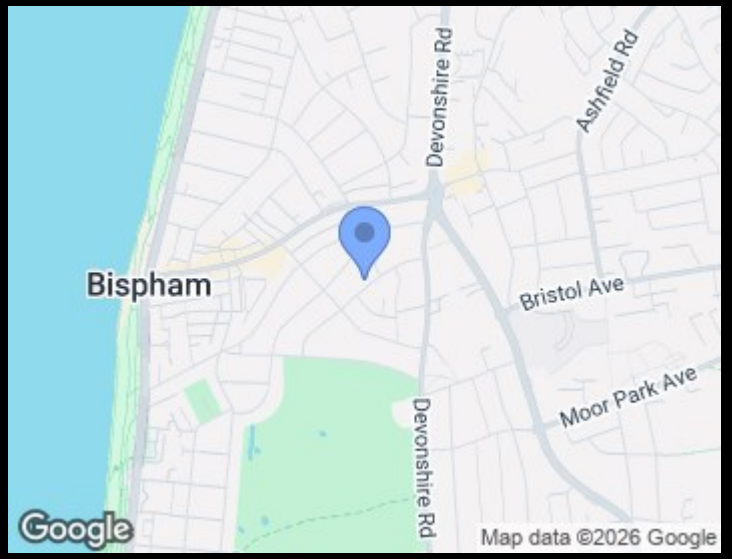
Contact Tamara Samuels Property to arrange your viewing.

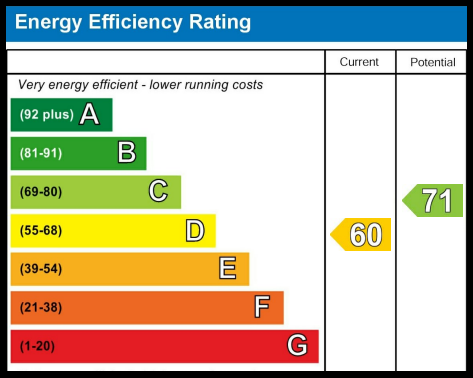









Council Tax Band **D** EPC Rating **D**

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