



71 Limerick Road, Bispham, FY2 0LJ

Three Bedroom Extended Terrace Family Home

£129,950

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A well presented extended terraced family home

Shoreline Estates are pleased to bring to the market this well-presented three-bedroom extended family home located in a popular residential location in Bispham. The property benefits from an impressive extended dining kitchen, perfect for entertaining, along with three bedrooms, with the third bedroom taking advantage of the flying freehold, making it larger than average for properties of this style. The flying freehold also provides additional space to the family bathroom together with useful extra storage, enhancing the practicality and appeal of the home. Early viewing is highly recommended to appreciate the space and accommodation on offer.

Vestibule

Hallway

UPVC front door, double radiator, stairs to the first floor.

Lounge 3.70m x 3.10m (12'1" x 10'2")

uPVC double glazed bay window, Radiator.

Dining Kitchen 4.57m x 5.18m (15'0" x 17'0")

A range of wall and base cupboard units with complementary square edge worktops, single drainer colour coordinated sink with mixer tap, Integrated 5 ring gas hob and electric oven with extractor over, Plumbed for a washing machine, Part tiled walls, Two UPVC double glazed windows and Patio Doors to rear leading out into the garden, Three Velux style window, Feature radiator

Ground Floor WC

Low flush WC, Vanity wash hand basin, uPVC double glazed window.

Key Features

- Popular Residential Location
- Deceptive Accommodation
- Three Bedrooms
- Extended Dining Kitchen
- Gas Central Heating
- Double Glazing
- Gardens to Rear
- Off Road Parking
- No Chain
- Early Viewing Essential

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Shoreline Estates Ltd
57 Red Bank Road, Bispham,
Blackpool, FY2 9HX

First Floor

Bedroom 1 – 3.7m x 3.0m (12’’ x 9’11’’)
UPVC double glazed window , 'Velux' style window, Radiator.

Bedroom 2 – 3.0m x 2.9m (9’11’’ x 9’4’’)
UPVC double glazed window, Radiator.

Bedroom 3 – 2.5m x 2.1m (8’3’’ x 6’11’’)
UPVC double glazed window, Radiator.

Bathroom 2.5m x 1.6m (8’3’’ x 5’4’’)
Three-piece suite comprising, Panelled bath with shower over, Low flush WC, Pedestal wash hand basin, UPVC double glazed window , Radiator.

Outside

Parking
Modern low maintenance pattern concrete off street parking.

Rear Garden
Westerly facing rear garden mainly laid to lawn with footpath and patio, gravelled border

GENERAL

TENURE
Freehold. (All prospective purchasers should verify this information with their solicitors prior to exchange of contacts.)

FIXTURES & FITTINGS
All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

INFORMATION
Please note this brochure including photography and measurements was prepared by Shoreline Estates in accordance with the sellers' instructions and should be used as guidance only.

WARRANTIES
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.
Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

FREE VALUATION
If you would like to obtain an independent and completely free market appraisal, please contact Shoreline Estates Ltd, 57 Red Bank Road, Bispham, Blackpool, Lancashire, FY2 9HX Telephone (01253) 352207.

DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





Get in touch

FOR APPOINTMENTS AND ENQUIRIES

01253 352207

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A Fully Tailored Property Service To Meet Your Needs And Exceed Your Expectations





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