



63 Hesketh Avenue, Bispham,
Blackpool, FY2 9JX

£177,950

Whilst the property would benefit from some further updating, this is a **TRULY SUBSTANTIAL HOME**, offering exceptionally spacious accommodation arranged over **THREE FLOORS**.

To the first and second floors are **FIVE BEDROOMS**, including **TWO HUGE LOFT ROOMS**, each measuring an impressive **OVER 19FT IN LENGTH**. The first floor also provides **THREE** further bedrooms and a **FOUR-PIECE FAMILY BATHROOM**.

The ground floor offers a **LARGE LOUNGE**, featuring bay windows on two elevations which flood the room with natural light. The generous space also incorporates a useful **OFFICE/STUDY AREA**. There is a separate dining room, **FITTED KITCHEN**, and a separate **UTILITY ROOM**, together with an additional ground floor WC.

Occupying a **CORNER PLOT**, the property enjoys an enviable location just **300 YARDS FROM THE PROMENADE** and equally close to **RED BANK ROAD**, with its excellent selection of local shops, amenities and services.

A substantial and versatile home offering **FANTASTIC POTENTIAL** in a sought-after coastal location.

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- **FIVE bedrooms (inc. TWO HUGE loft rooms)**
- **SPACIOUS FOUR piece bathroom**
- **LOUNGE**
- **Dining room**
- **Office space**
- **FITTED kitchen**
- **Separate Utility**
- **Ground floor WC**
- **SOUTH facing rear**

Vestibule: Double glazed composite front door, Half tiled walls, Decorative tiled floor.

Hall: Staircase, Coved ceiling, Radiator.

Lounge: 15'6" x 14'11" (4.72 m x 4.55 m) Beautiful fireplace with traditional style polished wood fire surround, 'brick tile' inset and hearth, Polished wood floorboards, UPVC double glazed bay window, Two radiators. Directly open to:-

Office Area: 7'10" x 5'10" (2.39 m x 1.78 m) Understairs storage, Polished floorboards, UPVC double glazed window, Radiator.

Dining Area: 12'3" x 12'3" (3.73 m x 3.73 m) Wood effect laminate flooring, UPVC double glazed window, Radiator. Directly open to:-

Kitchen Area: 13'11" x 7'0" (4.24 m x 2.13 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops and breakfast bar, Stainless steel sink, Plumbed for dishwasher, Extractor hood, Tiled splashback, UPVC double glazed window.

Utility: 6'2" x 4'2" (1.88 m x 1.27 m) Plumbed for washing machine, Roll edge worktop, Wood effect laminate flooring, UPVC double glazed rear door.

WC: Low flush WC, Pedestal wash basin, Wood effect laminate flooring, UPVC double glazed window, Radiator.

First Floor:

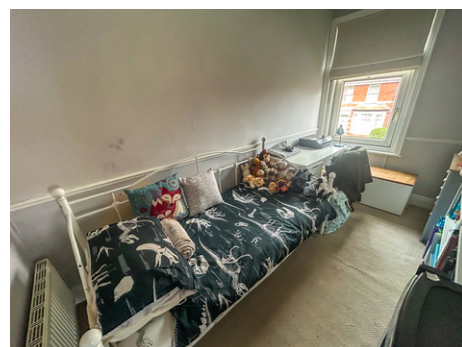
Landing: Staircase to second floor, Coved ceiling, Polished floorboards, UPVC double glazed window, Radiator.

Bedroom 1: 12'11" x 12'1" (3.94 m x 3.68 m) Coved ceiling, Dado rail, Two UPVC double glazed windows, Radiator.

Bedroom 2: 11'3" x 9'9" (3.43 m x 2.97 m) Louvred cupboard housing gas central heating boiler, UPVC double glazed window, Radiator.

Bedroom 3: 12'2" x 6'9" (3.71 m x 2.06 m) Coved ceiling, UPVC double glazed window, Radiator.

Bathroom: Comprising; Free standing cast iron bath, Separate shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls, Polished floorboards, UPVC double glazed window, Radiator.



Second Floor:

Second Floor Landing.

Bedroom 4: 19'6" x 8'10" (5.94 m x 2.69 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bedroom 5: 19'2" x 8'6" (5.84 m x 2.59 m) Eaves access, UPVC double glazed window, Radiator.



Outside:

Front and Side: South facing, Mostly stone gravelled, Established hedgerow.

Rear: Stone paved, Raised flowerbed, Excellent level of privacy.

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 - B £1954.73 (2026/27)

Directions: From our office on Red Bank Road, proceed onto Warbreck Drive directly opposite and turn first right into Hesketh Avenue.

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	70	78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Hesketh Avenue

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