



27 Bangor Avenue, Bispham,
Blackpool, FY2 0JB

£175,000

This Quasi Semi Detached home (end of four) has been EXTENDED to both the side and rear, and now offer FOUR BEDROOMS - the ground floor one has an en-suite - Lounge and a stunning modern Dining Kitchen which is over 21'. Transformed by the current owner this property is ready to move into, and is sold with NO ONWARD CHAIN.

- Four Bedrooms (one to ground floor with en-suite)
- Lounge
- Magnificent modern Dining Kitchen
- Modern Bathroom
- Gardens - South Westerly facing rear
- Off street parking

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1948.



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Hall: Meter cupboard, UPVC double glazed front door, UPVC Double glazed window, Radiator.

Lounge: 11'3" x 10'7" (3.43 m x 3.23 m) Wood effect laminate flooring, UPVC double glazed bay window, Radiator. Doors to:-

Dining Kitchen: 21'3" x 16'3" (6.48 m x 4.95 m) Superb modern wall and base cupboard units with quartz finish work surfaces, Integrated oven and hob with extractor, Stainless steel sink and drainer, Wood effect laminate flooring, Recessed lighting, UPVC double glazed doors to rear garden, Radiator.

Utility: Wash basin, Plumbed for washing machine, Wood effect laminate flooring, UPVC double glazed window.

Bedroom 4: 13'10" x 9'5" (4.22 m x 2.87 m) UPVC double glazed windows, UPVC double glazed door to the rear, Radiator.

En-Suite: Modern three piece suite comprising; Step in shower, Pedestal wash basin, Low flush WC, Towel heater radiator, UPVC double glazed window.

First Floor:

Landing: Loft access, UPVC double glazed window.

Bedroom 1: 13'9" x 10'10" (4.19 m x 3.30 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 12'6" x 10'10" (3.81 m x 3.30 m) Fitted wardrobes, UPVC double glazed bay window, Radiator.

Bedroom 3: 8'4" x 5'7" (2.54 m x 1.70 m) UPVC double glazed window, Radiator.

Bathroom: Modern style three piece suite comprising; Panelled bath, Pedestal wash basin, Low flush WC, Tiled walls, UPVC double glazed window.

Outside:

Front & Side: Mainly laid to pattern imprinted concrete and gravel.

Rear: South Westerly facing, laid to gravel and artificial lawn.

Parking: Good levels of off street parking, to the front and side.

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)

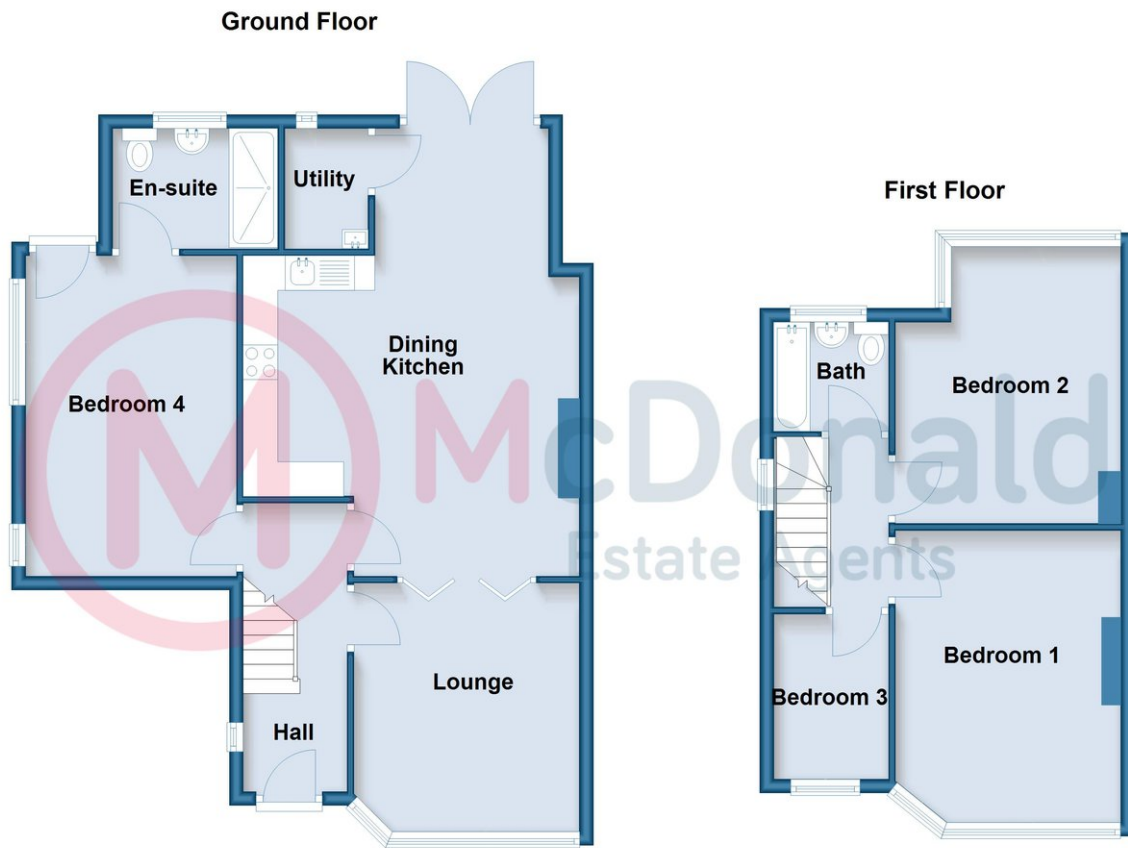


Directions: Travel inland along Red Bank Road, continue straight across the roundabout passing through Bispham Village. Bangor Avenue is the first road on the right after the mini roundabout.

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		
(69-80)	C		77
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Bangor Avenue

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