



**184 Red Bank Road, Bispham,
Blackpool, FY2 9ET**

£154,950

Immaculately presented, deceptively spacious, and perfectly located!

This beautifully appointed home offers generous accommodation throughout and is presented to an exceptional standard, making it ready to move straight into.

To the first floor are three DOUBLE bedrooms and a stylish modern family bathroom. The ground floor boasts two spacious reception rooms together with a contemporary fitted DINING kitchen measuring over 16ft x 8ft. The kitchen is further complemented by a separate utility room and the convenience of a second ground floor shower room.

Externally, the property enjoys a sunny SOUTH-facing rear garden along with a useful storage garage.

Ideally situated just 200 yards from Bispham Village, you'll find an excellent selection of local shops, cafés and everyday amenities close by, whilst the SEAFRONT is just a short stroll away.

A superb family home in a fantastic location – viewing is essential!

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1948.**



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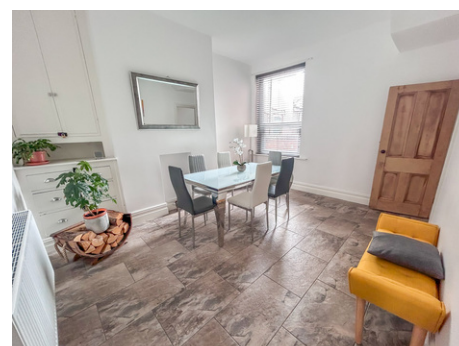
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- **Three DOUBLE bedrooms**
- **Two receptions**
- **STYLISH fitted dining kitchen**
- **Separate UTILITY**
- **Two modern bathrooms**
- **UPVC double glazing; Gas central heating**
- **SOUTH facing rear**
- **Close to Bispham Village**
- **STUNNING home**

Vestibule: Tiled floor, UPVC double glazed front door.

Hall: Beautiful tiled floor, Coved ceiling, Staircase, Radiator.

Lounge: 15'11" x 11'6" (4.85 m x 3.51 m) Lovely feature fireplace with fire surround, Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Room: 13'11" x 11'11" (4.24 m x 3.63 m) Built in storage cupboard to alcove, Beautiful tiled floor, UPVC double glazed window, Radiator.

Dining Kitchen: 16'2" x 8'11" (4.93 m x 2.72 m) Modern range of fitted wall and base cupboard units, Complementary roll edge worktops and breakfast bar, Stainless steel sink, Built in oven and hob with extractor hood, Concealed combi gas central heating boiler, Understairs storage, Two UPVC double glazed windows and rear door, Radiator.

Utility Room: 7'6" x 4'1" (2.29 m x 1.24 m) Roll edge worktop, Plumbed for washing machine and dishwasher, Beautiful tiled floor, Extractor fan.

Shower Room: Stylish shower room comprising; Shower 'wet' area with glass screen, Vanity wash basin, Integrated low flush WC, Panelled walls, UPVC double glazed window, Heated towel rail/radiator.

First Floor:

Landing: Split level landing.

Bedroom 1: 15'2" x 13'1" (4.62 m x 3.99 m) Two UPVC double glazed windows, Radiator.

Bedroom 2: 14'0" x 9'4" (4.27 m x 2.84 m) UPVC double glazed window, Radiator.

Bedroom 3: 9'11" x 9'0" (3.02 m x 2.74 m) Two UPVC double glazed windows, Radiator.



Bathroom: Modern three piece bathroom comprising; Panelled bath with overhead shower and screen, Integrated vanity wash basin and low flush WC, Panelled walls, Tiled floor, Heated towel rail/radiator.

Outside:

Front: Forecourt garden, 'slated' for ease of maintenance.

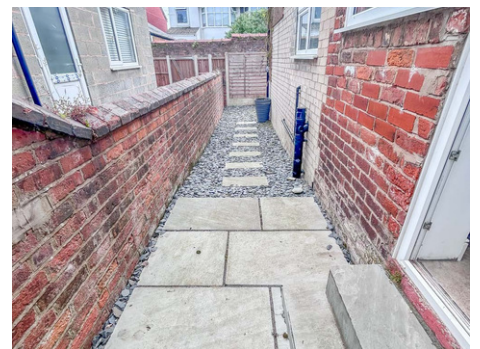
Rear: Small south facing rear yard, slate and stone paved.

Garage: Attached garage with an up and over door. Storage only.

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 travel inland and the property can be found on the right hand side before the 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		80
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Red Bank Road

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