

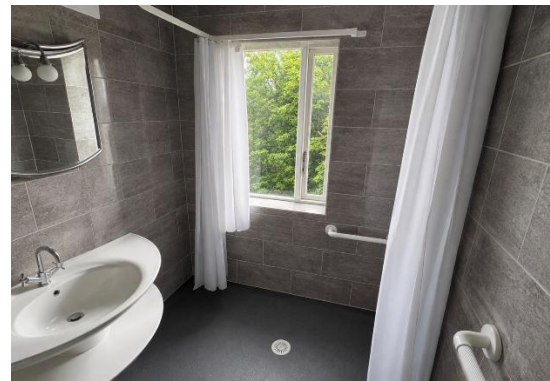


5 Landseer Avenue, Bispham, FY2 9EF

Two Bedroom Semi Detached House with Hobby Room

£149,950

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Semi-detached house with excellent potential

Shoreline Estates are delighted to present this former three-bedroom, now two-bedroom with hobby room property, situated in the heart of Bispham.

The property benefits from a light and spacious lounge, a separate dining room opening into a modern fitted kitchen, and a conservatory providing additional living space.

To the first floor, the former box room has been incorporated into the main bedroom, creating an excellent-sized principal bedroom with steps leading up to a versatile hobby room. The second bedroom is also a generous double. Further benefits include a wet room, gas central heating, and some uPVC double glazing.

The property is presented in good condition whilst still offering excellent potential for further upgrading and personalisation, making it an ideal home for a range of buyers.

Ground Floor

Hallway

Staircase to first floor, Understairs storage housing combination boiler.

Radiator.y

Lounge 2.95m x 3.49m (9'8" x 11'5")

Wall mounted electric feature fire, uPVC double glazed bay window to front elevation, Radiator

Dining Room 3.27m x 3.49m (10'8" x 11'5")

Wall mounted electric feature fire, Wood flooring, Open into the Kitchen, Sliding doors leading into the conservatory.

Key Features

- Popular Residential Location
- Deceptive Accommodation
- Two Bedroom plus Hobby Room
- Gas Central Heating
- uPVC Double Glazing
- Private Rear Garden
- Ideal Investment or First Time Buy
- Early Viewing Essential

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Blackpool, FY2 9HX

Kitchen 1.92m x 1.86m (6'4" x 6'1")

Range of wall and base cupboard units with complimentary roll edge work tops, One & a half bowl stainless steel single drainer sink with mixer tap, Integrated Gas hob and electric oven with extractor fan over, Tiled walls, uPVC double glazed window to rear elevation.

Conservatory approx 2.67m x 3.49m (8'9" x 11'5")

uPVC double glazed conservatory with double doors leading out to the raised decking.

First Floor**Bedroom 5.12m x 3.21m (16'10" x 10'6")**

Built in wardrobes, uPVC double glazed window to front elevation, Additional window also to front elevation, Stairs leading up to the hobby room, Radiator.

Bedroom 3.29m x 3.70m (10'10" x 12'2")

Built in wardrobes, Window to rear elevation, Radiator.

Wet Room

Comprising wall mounted wash hand basin with mixer tap, Low flush Wc, Shower, Tiled Walls, Window to rear elevation, Radiator., Pedestal wash hand basin,

Second Floor**Hobby Room (Limited headspace)**

Sky Light Window, Under eave storage.

Outside**Front Garden**

The front garden is mainly concrete with established bushes and shrubs.

Rear Garden

The rear garden has a raised decking area leading down to the main garden area with established trees. Brick built outhouse providing storage in one side and a utility room in the other which is plumbed for washing machine with power and light.

GENERAL**TENURE**

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

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.

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.



Ground Floor

First Floor

Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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