

‘ EXCELLENT FIRST TIME BUY OR INVESTMENT ‘



3 HEADFORT CLOSE BISPHAM BLACKPOOL FY2 0RX
PRICE £84,950

- . WELL BUILT END GARDEN TERRACE
- . THREE BEDROOMS (FORMERLY 2)
- . UPVC DOUBLE GLAZED & GAS CENTRAL HEATING
- . GARDENS TO FRONT & REAR
- . REQUIRING SUPERFICIAL UPDATING

DESCRIPTION A well built garden terrace in a convenient location, offering easy access to Bispham Village and Blackpool town centre. Requiring superficial updating, this property presents an excellent opportunity for a first time buyer or investor. The accommodation comprises an entrance hall, lounge, kitchen with a useful garden room / storage area off, landing, three bedrooms and a bathroom with separate W.C. Outside are gardens to the front and rear, both offering excellent potential and requiring landscaping to create attractive outdoor spaces.

LOCATION Proceeding out of blackpool along Devonshire Road and go straight ahead at the roundabout junction with Warbreck Hill Road. Turn right into Kylemore Avenue, right into Ardmore Avenue and Headfort close is on the right.



3 HEADFORT CLOSE BISPHAM

The accommodation comprises:-

ON THE GROUND FLOOR

ENTRANCE HALL Radiator, staircase, UPVC double glazed door.

LOUNGE 15'5 X 11'4. UPVC double glazed window, radiator.

KITCHEN 11'4 X 10'5. With white base units and worktops with bevelled edges incorporating a single bowl single droner stones steel sink unit with mixer tap over, electric cooker point, tiled splashbacks, matching eye level cupboards, under stairs storage cupboard, UPVC double glazed window, radiator.

GARDEN ROOM / STORAGE 9'10 X 7'5. UPVC double glazed window and door to rear, Main combi boiler.

ON THE FIRST FLOOR

LANDING Loft access.

BEDROOM NO 1 11'8 X 10'5. Two UPVC double glazed windows, radiator.

BEDROOM NO 2 12'4 X 7'0. UPVC double glazed widow, radiator.

BEDROOM NO 3 9'8 X 6'10 (INC DOOR RECESS). UPVC double glazed window.

BATHROOM Panelled bath with shower over, pedestal wash hand basin, radiator, tiled walls, UPVC double glazed window.

SEPARATE W.C W.C – low suite, UPVC double glazed window.

OUTSIDE

GARDENS TO FRONT & BACK

SERVICES All mains services – gas fired central heating.

TENURE Freehold.

VIEWINGS Only by prior appointment through Duncan Raistrick Estate Agents. Tel:- 01253 751791 – open 7 days a week.

EPC RATING:- C

COUNCIL TAX BAND:- A