



Estate Agents and Valuers

**' STYLISHLY REFURBISHED SEMI DETACHED '**



**68 ROSSINGTON AVENUE BISPHAM BLACKPOOL FY2 0DP**  
**PRICE O/O £199,950 – NO CHAIN**

- . EXTENDED SEMI DETACHED HOUSE
- . THREE BEDROOMS
- . LOUNGE & OPEN PLAN DINING KITCHEN
- . DOWNSTAIRS W.C
- . UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- . OFF STREET PARKING FOR TWO / THREE CARS
- . APPROXIMATELY 30 FOOT SOUTH FACING REAR GARDEN

**DESCRIPTION** Beautifully refurbished and thoughtfully extended, this stylish semi detached family home enjoys a highly sought after location just a short walk from Bispham Village and within the catchment areas of well regarded schools. Immaculately presented throughout, the accommodation comprises an inviting entrance hall, comfortable lounge, and a stunning extended family room incorporating a contemporary kitchen with sleek white units and bifold doors opening onto the rear garden, creating the perfect space for modern family living and entertaining. A handy downstairs cloakroom / W.C completes the ground floor. To the first floor there are three well proportioned bedrooms and a beautifully appointed family bathroom and W.C. Outside the front has been attractively block paved to provide off street parking for two or three vehicles, while the sunny south facing rear garden enjoys Indian stone paving, offering an ideal space to relax and enjoy the outdoors.

**LOCATION** Proceeding through Bispham Village along Red Bank Road and into Ingthorpe Avenue and turn right into Ashfield Road. Rossington Avenue is a turning on the left.



**68 ROSSINGTON AVENUE BISPHAM**

The accommodation comprises:-

**ON THE GROUND FLOOR**

**ENTRANCE HALL** Radiator, composite door, UPVC double glazed window.

**LOUNGE** 11'7 X 10'0. UPVC double glazed window, radiator.

**FAMILY ROOM / KITCHEN** 18'4 X 15'7. Fitted with a range of white base units and worktops with double edges incorporating a 1 ½ bowl single drainer stainless steel sink unit with mixer tap over, built in oven, hob and hood, cupboard housing Main combi boiler, radiator, two UPVC double glazed windows, bifold doors to rear.

**CLOAKS / W.C** W.C – low suite, wash hand basin, half tiled walls, radiator, ceramic tiled floor.

**ON THE FIRST FLOOR**

**LANDING** UPVC double glazed window.

**BEDROOM NO 1** 11'9 X 9'10. UPVC double glazed window, radiator.

**BEDROOM NO 2** 9'9 X 8'10. UPVC double glazed window, radiator.

**BEDROOM NO 3** 8'7 X 5'8. UPVC double glazed window, radiator.

**BATHROOM & W.C** Fitted with a white suite comprising panelled bath with shower over, pedestal wash hand basin, W.C – low suite, part tiled walls, heated chrome style ladder towel rail, UPVC double glazed window.

**OUTSIDE**

**BLOCK PAVED FRONT** Off street parking for 2 / 3 cars

**APPROX 30 FOOT SOUTH FACING REAR GARDEN**

**TENURE** Freehold.

**SERVICES** All mains services – gas fired central heating.

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

**COUNCIL TAX BAND:- B**