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BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BLACKPOOL
2022 IN BLACKPOOL
2021 IN BLACKPOOL

# 22 Cavendish Road, Bispham, Blackpool, FY2 9JR



## £159,950

**In great spot only around 300m from both the the Promenade and the burgeoning Red Bank Road social scene, this substantial Semi affords really nicely proportioned accommodation - even the smallest of the three Bedrooms is a more generous 9'6 in length, and is smartly presented throughout. Needs to be seen.**




- **Three Bedrooms**
- **Two Reception rooms**
- **Kitchen**
- **Modern style Bathroom**
- **Separate WC**
- **Gas central heating**
- **UPVC double glazing**
- **Gardens**
- **Off street Parking**



Successfully selling property since 1948.

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**Hall**: Meter cupboard, Coved ceiling, UPVC double glazed door and window, Radiator.



**Lounge**: 16'2" x 11'8" (4.93 m x 3.56 m) Modern fitted wall mounted electric fire, TV point, Coved ceiling, UPVC double glazed bay window, Radiator.

**Sitting Room**: 13'5" x 12'7" (4.09 m x 3.84 m) TV point, UPVC double glazed window, Radiator.

**Kitchen**: 9'5" x 7'10" (2.87 m x 2.39 m) Modern style wall and base cupboard units with complementary work surfaces, Stainless steel sink with mixer tap, Integrated oven and hob with extractor fan over, Plumbed for washing machine, UPVC double glazed window, Radiator.

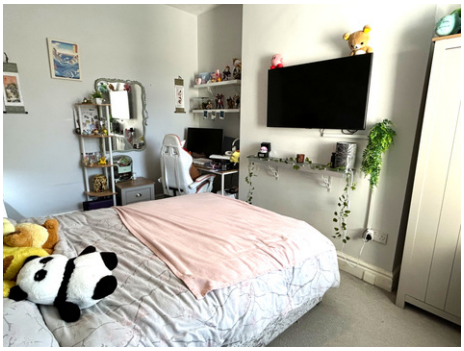


**First Floor**:

**Landing**: UPVC double glazed window.

**Bedroom 1**: 13'6" x 10'8" (4.11 m x 3.25 m) UPVC double glazed window, Radiator.

**Bedroom 2**: 13'4" x 9'9" (4.06 m x 2.97 m) UPVC double glazed window, Radiator.



**Bedroom 3**: 9'6" x 8'0" (2.90 m x 2.44 m) UPVC double glazed window, Radiator.

**Bathroom**: Fitted two piece suite comprising; 'P' shaped bath with shower over, Wash basin, Storage housing boiler, UPVC double glazed window, Radiator.

**Separate WC**: Low flush WC, UPVC double glazed window.

**Outside**:



**Front**:  Laid to tarmac and slate chippings

**Rear**: Low maintenance, private rear garden. Mainly paved with timber decking, External water tap, Shed, Wooden covered bike storage, Rear gated access.

**Parking**: Off street parking to the front.

**Heating**: Gas central heating (NOT TESTED).

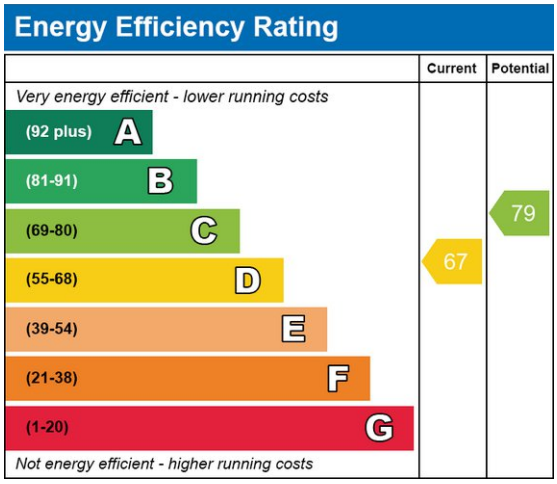
**Tenure**:  We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

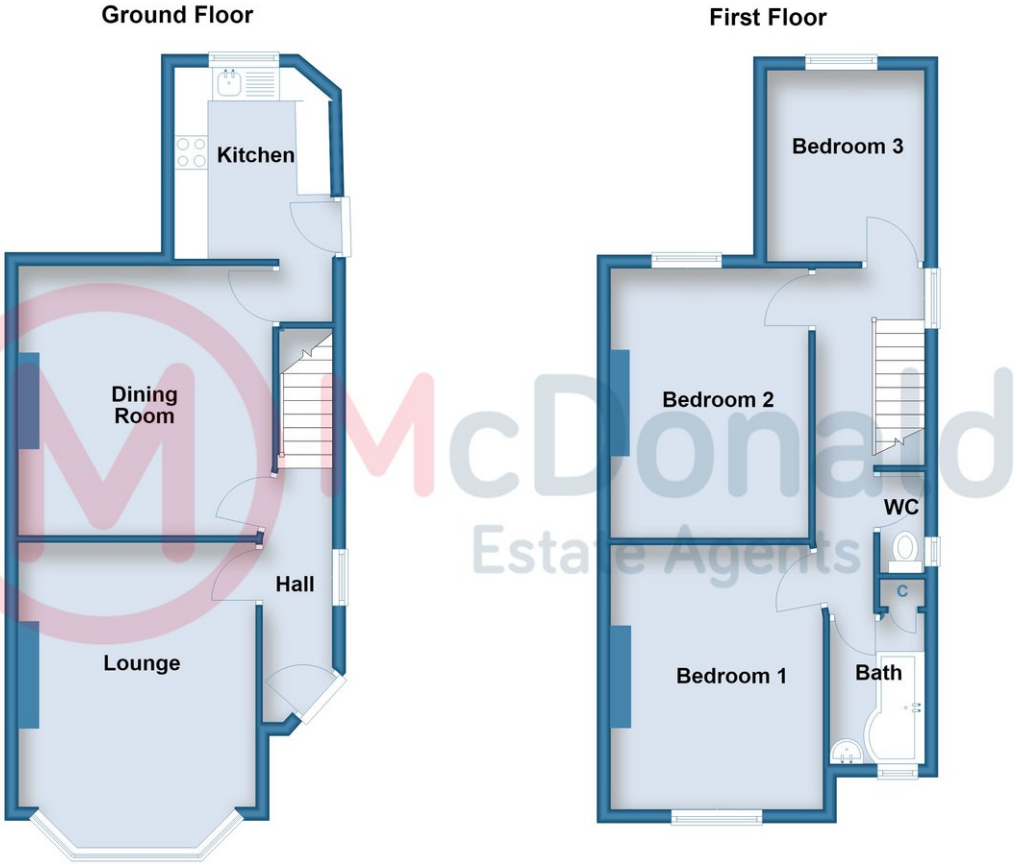
**Council Tax**: Band - B  £1954.73  (2026/27)

**Directions:** From our office on Red Bank Road take Warbreck drive, directly opposite and Cavendish Road can be found third on the right hand side.

**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.




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Plan produced using PlanUp.

**Cavendish Road**

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