

43 Guildford Ave, Bispham, FY2 0AB

Three Bedroom Detached House

£225,000



A rare opportunity – Three bedroomed detached House in popular location!

A rare opportunity to acquire a detached three-bedroom home in the ever-popular Guildford Avenue, Bispham. Offering private driveway parking, gardens and excellent potential to modernise, this property is perfect for buyers looking to create a long-term family home in a sought-after residential location.

Set back from the road, the property benefits from off-road parking and a private driveway, leading to an attractive red-brick home with traditional bay-fronted windows. Inside, the accommodation offers a spacious and versatile layout, including a welcoming entrance hallway, a bright bay-fronted reception room, a second living/dining space, and a fitted kitchen overlooking the garden, three well-proportioned bedrooms along with a family bathroom to the first floor.

The property is well maintained but also presents fantastic scope for cosmetic updating or further enhancement, allowing the next owner to add their own style and value.

Vestibule

UPVC front door, meter cupboards,

Hallway

uPVC double glazed window, double radiator, understairs storage, stairs to the first floor.

Lounge 3.85m x 3.29m (12ft 6in x 10ft 7in)

Living flame gas fire set in complimentary hearth and surround. uPVC double glazed bay window, Radiator.

Dining Room 4.41m x 1.47 widening to 2.91m (14ft 4in x 4ft 8in widening to 9ft 5 in)

Sliding doors leading into rear garden, radiator.

Key Features

- Popular Residential Location
- Deceptive Accommodation
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Gardens Front & Rear
- Spacious Accommodation with Potential to modernise further
- Ideal Family Home
- Early Viewing Essential
- NO CHAIN

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Kitchen 4.68m x 2.72m (15ft 3in x 8ft 9in)

A range of wall and base cupboard units with complementary worktops and breakfast bar, single drainer sink with mixer tap, Integrated gas hob with extractor over, integrated double oven, Plumbed for a washing machine, Plumbed for dishwasher, Part tiled walls, UPVC double glazed window, Radiator

First Floor**Bedroom 3.32m x 3.95m (10ft 8in x 12ft 9in)**

Range of built in wardrobes, drawers and window seat, UPVC double glazed bay window, Radiator

Bedroom 3.05m x 2.87m (10ft x 9ft 4in)

Range of built in wardrobes, drawers and dressing table, UPVC double glazed window, Radiator

Bedroom 2.87m x 2.93m (9ft 4in x 9ft 6in)

Range of built in wardrobes, drawers and 'murphy' bed, UPVC double glazed window, Radiator

Shower Room

Modern shower room comprising of, double walk-in shower cubicle, Built in Vanity wash hand basin and Low flush wc, Tiled walls, Two UPVC double glazed windows, Feature heated towel rail.

Outside**Parking**

Private driveway providing off street parking for vehicles.

Front Garden

The front garden is mainly block paved providing ample parking, Grassed area with established bushes and shrubs.

Rear Garden

Private enclosed rear garden designed for low maintenance and outdoor living. A spacious paved patio area providing a perfect setting for outdoor seating and entertaining. A curved planted border adds character to the space and offers opportunity to further landscaping or planting.

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

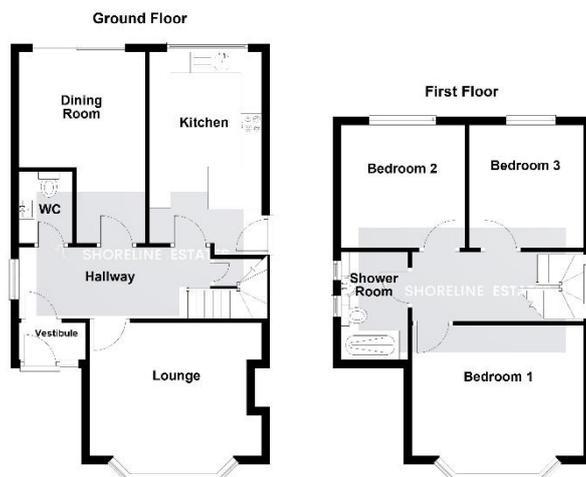
Please note this brochure including photography and measurements was prepared by Shoreline Estates in accordance with the sellers' instructions and should be used as guidance only.

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.

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.





Get in touch

FOR APPOINTMENTS AND
ENQUIRIES

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Service To Meet Your Needs
And Exceed Your Expectations



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