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

19 Landseer Avenue, Bispham, Blackpool, FY2 9EF

£371,950

Tucked away behind established trees, hedging and electric gates yet still super conveniently located being less than 500m from both Red Bank Road in one direction and Bispham Village in the other, this Detached Bungalow has been skilfully re-modelled over the years, and affords really impressive and versatile accommodation, which is also WHEELCHAIR FRIENDLY. Extremely deceptive and sold with NO ONWARD CHAIN - needs to be seen







- **Lounge - over 20'**
- **Dining Kitchen - over 19'**
- **Four Bedrooms - currently arranged with three, but easily returned**
- **Three Bath/Shower rooms**
- **Gas central heating; UPVC glazing**
- **Wrap around Gardens**
- **Garage with electric gated access**

Successfully selling property since 1948.

The Property Ombudsman

Hall: Composite front door, Meter cupboard, Recessed lighting, Two radiators.

Lounge: 20'9" x 14'0" (6.32 m x 4.27 m) Wall mounted flame effect fire, TV point, Two UPVC double glazed windows, Two radiators, Bi-fold doors to:-

Dining Kitchen: 19'2" x 10'0" (5.84 m x 3.05 m) Wall and base cupboard units with complementary roll edge worktops, Split level double oven and halogen hob with extractor, Integrated fridge, freezer, microwave and dishwasher, Plumbed for washing machine, Recessed lighting, UPVC double glazed windows and doors, Radiator.

Bedroom 3: 11'10" x 10'0" (3.61 m x 3.05 m) UPVC double glazed window, Radiator.

Bathroom: Adapted with an easy access bath, 'Wet Room' style multi-jet shower, Wash basin, Low flush WC, Recessed lighting, UPVC double glazed window, Towel heater radiator.

Second Lounge: 23'4" x 16'8" (7.11 m x 5.08 m) 'L' shape (potential for bedroom 4 if required), Built in storage, TV point, Staircase to first floor, UPVC double glazed windows, Radiator.

Bedroom 2: 12'9" x 9'5" (3.89 m x 2.87 m) Recessed lighting, UPVC double glazed window and doors to garden, Radiator.

First Floor:

Landing: Velux window, Radiator.

Master Bedroom: 22'4" x 11'7" (6.81 m x 3.53 m) Large walk-in wardrobe, Built-in storage, Double glazed Velux windows, UPVC double glazed window, Two radiators.

En-Suite: Comprising; Step in shower, Vanity wash basin, Low flush WC, Tiled walls, Recessed lighting, UPVC double glazed window, Towel heater radiator.

Garage: Attached garage with an electric up and over door.

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 - D £2513.22 (2026/27)





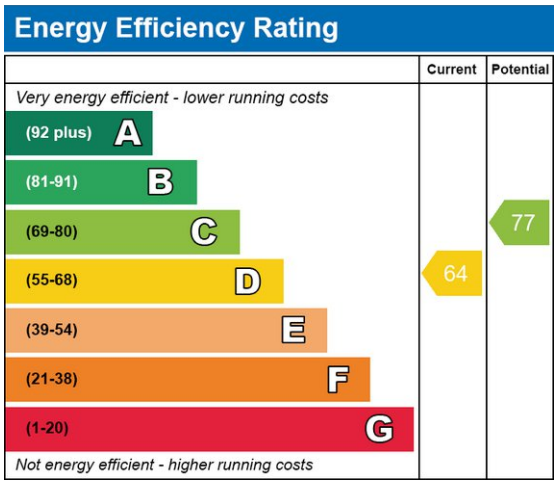






The Property Ombudsman

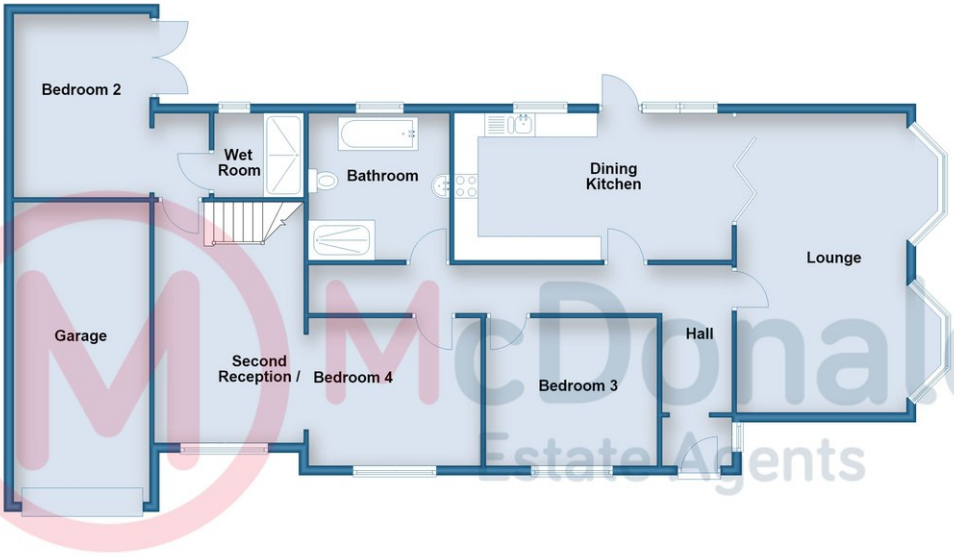
Directions: From our office on Red Bank Road travel inland toward the roundabout, take the second turning on your right hand side into Sunnybank Avenue, then turn left into Cavendish Road. Landseer Avenue is the immediate turning on your right hand side.



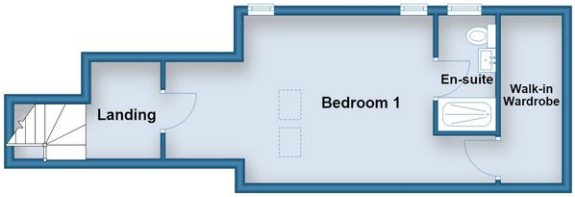
General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements**: 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.

Ground Floor



First Floor



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Plan produced using PlanUp.

Landseer Avenue

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