



Estate Agents and Valuers

**‘ GREAT FIRST TIME BUY ‘**



**31 ARDMORE ROAD BISPHAM BLACKPOOL FY2 0RU**  
**PRICE £80,000**  
**NO CHAIN**

- . GARDEN FRONTED TERRACED HOUSE
- . 2 DOUBLE BEDROOMS
- . LOUNGE & DINING KITCHEN
- . UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- . GARDENS

**DESCRIPTION** Ardmore Road is a well built and spacious two double bedroom mid garden terrace conveniently situated between Blackpool town centre and Bispham Village, offering easy access to a wide range of local amenities. The property benefits from UPVC double glazing, gas central heating, a fitted kitchen and wet room with separate W.C, although it would now benefit from a little superficial updating to suit a purchasers own tastes. Outside there is a garden to the front with potential for off street parking, whilst to the rear is an excellent garden extending approximately 55 feet in length. Overall, this would make an ideal first time buy.

**LOCATION** Proceeding out of Blackpool along Devonshire Road and go straight ahead at the roundabout junction at Warbreck Hill Road. Turn right into Kylemore Avenue, right into Inver Road, left into Tyrone Avenue and at the end turn right into Ardmore Road.



**31 ARDMORE ROAD BISPHAM**

The accommodation comprises:-

**ON THE GROUND FLOOR**

**LOUNGE** 16'0 X 11'2. UPVC double glazed window, double glazed patio doors.

**DINING KITCHEN** 15'6 X 8'7. Fitted with a range of grey base units and worktops with bevelled edges incorporating a single bowl, stainless steel sink unit with mixer tap over, gas cooker point, part tiled walls, matching eye level cupboards, Ideal Instinct combi boiler, two UPVC double glazed windows, radiator, two UPVC double glazed doors.

**ON THE FIRST FLOOR**

**LANDING** Loft access, radiator, UPVC double glazed door.

**BEDROOM NO 1** 11'2 X 10'7. UPVC double glazed windows, radiator.

**BEDROOM NO 2** 12'6 X 10'10. UPVC double glazed window, radiator.

**WET ROOM** Shower, wash hand basin, tiled walls, heated chrome style ladder towel rail, UPVC double glazed window.

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

**OUTSIDE**

**PAVED FRONT GARDEN**

**APPROX 55 FOOT REAR GARDEN**

**TENURE** Freehold.

**COUNCIL TAX BAND:- A**

**EPC RATING:- D**

**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.

**ALL SERVICES HAVE NOT AND WILL NOT BE TESTED**