



11 Cleator Avenue, Bispham,
Blackpool, FY2 9TZ

£199,950

This Semi Detached family size home has been **TRANSFORMED** in recent years by the current owners. Extended to the ground floor with a delightful UPVC double glazed conservatory overlooking the Westerly facing rear garden, there are also two separate Reception rooms and a modern style fitted Kitchen. A lovely example, superbly presented throughout.

- Two separate Reception rooms
- Conservatory
- Modern style fitted kitchen
- Three Bedrooms
- Modern Shower room
- UPVC double glazing
- Gas central heating
- Gardens - Westerly facing to the rear
- Off street Parking

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Porch: UPVC double glazed windows and door.

Hall: Meter cupboard, Radiator.

WC: Low flush WC, Wash basin, Gas central heating boiler, UPVC double glazed window.

Lounge: 14'4" x 11'4" (4.37 m x 3.45 m) Fireplace with inset solid fuel stove, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Dining Room: 13'8" x 11'4" (4.17 m x 3.45 m) Feature fireplace, Coved ceiling, TV point, Radiator. Double doors to:-

Conservatory: 12'6" x 7'3" (3.81 m x 2.21 m) Wood effect laminate flooring, UPVC double glazed windows and French doors to the rear garden.

Kitchen: 16'1" x 8'4" (4.90 m x 2.54 m) Modern style wall and base cupboard units with complementary worktops, One and a half bowl sink with mixer tap, Integrated oven and hob with extractor, Plumbed for washing machine, Two UPVC double glazed windows. UPVC double glazed door, Radiator.

First Floor:

Landing: Loft access, UPVC double glazed window.

Bedroom 1: 13'8" x 11'5" (4.17 m x 3.48 m) UPVC double glazed window, Radiator.

Bedroom 2: 12'0" x 10'8" (3.66 m x 3.25 m) UPVC double glazed window, Radiator.

Bedroom 3: 8'0" x 6'6" (2.44 m x 1.98 m) UPVC double glazed window, Radiator.

Shower Room: Modern three piece suite comprising; Step in shower cubicle, Low flush WC, Pedestal wash basin, UPVC double glazed window, Heated towel radiator.

Outside:

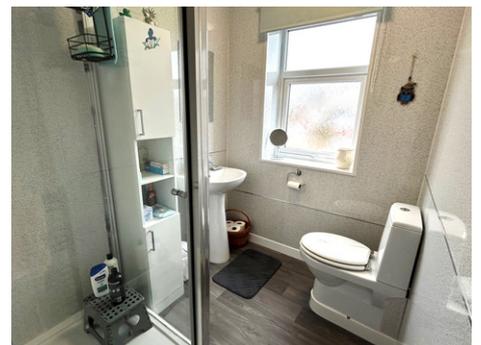
Front: Block paved.

Rear: Westerly facing garden with paved patio areas, Lawned area, Mature trees and shrubs.

Parking: Off street parking to the front.

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

Council Tax: Band - C £2233.97 (2026/27)

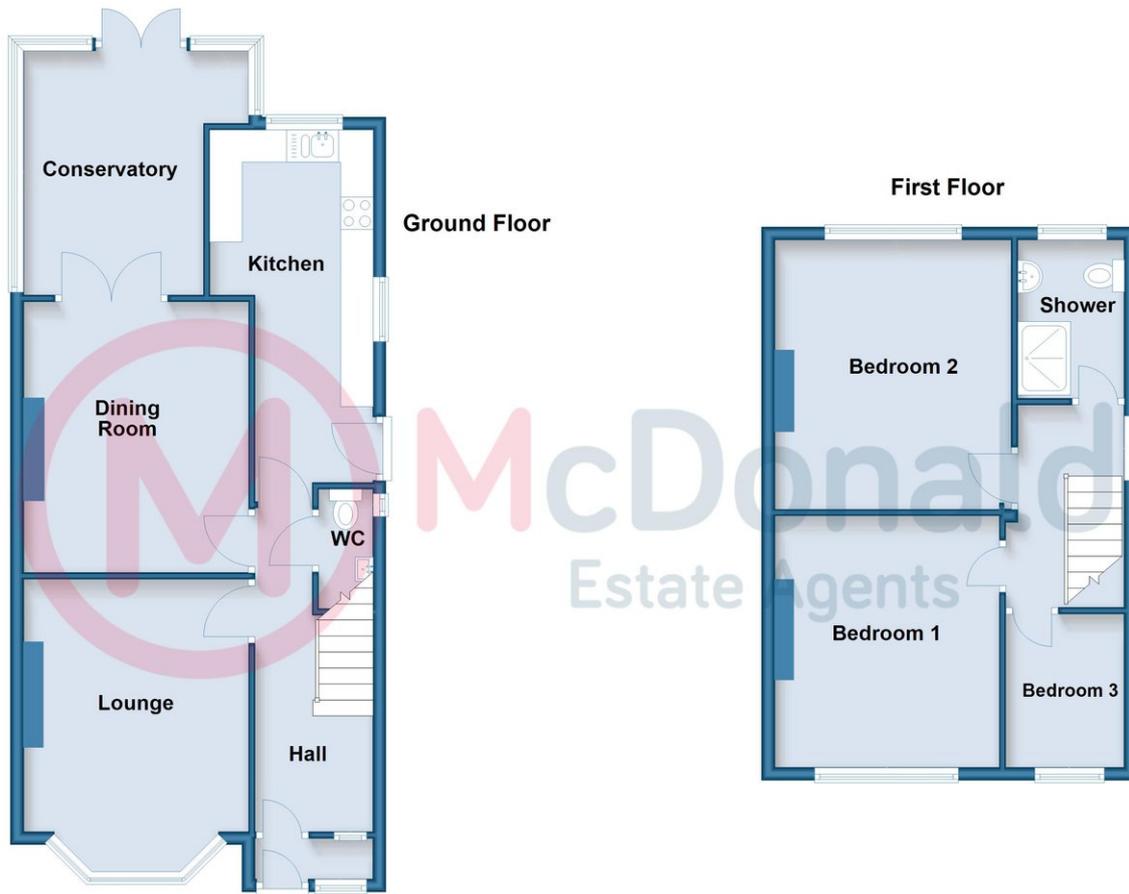


Directions: Take Red Bank Road and travel inland, at the roundabout take the fourth exit into Devonshire Road, after passing North Shore Golf Course, take the first right into Shaftesbury Avenue, Cleator Avenue is the third turning on the left.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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Cleator Avenue

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