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20 Leyburn Avenue, Bispham, Blackpool, FY2 9AQ

£175,950



This Semi Detached True Bungalow is ready to walk into, but would now benefit from general updating throughout so presents an excellent opportunity for those looking to modernise and add value. The accommodation includes a generous Lounge, two DOUBLE Bedrooms, a Bathroom and a fitted Dining Kitchen, together with both a timber-framed Conservatory and a separate Sun Room. Externally, the property occupies a generous plot with sunny SOUTH-FACING rear gardens, ample off-street parking to both the front and rear, and a detached double Garage.
Sold with NO ONWARD CHAIN.



- **Two Double Bedrooms**
- **Three Reception areas**
- **Dining Kitchen**
- **SOUTH facing rear**
- **Double glazing (Part UPVC)**
- **Parking PLUS double Garage**
- **Situated iust off the Promenade**



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Vestibule: UPVC double glazed window and front door.

Hall: Radiator.

Lounge: 13'10" x 13'5" (4.22 m x 4.09 m) Fitted gas fire and tiled surround, Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 1: 12'0" x 12'0" (3.66 m x 3.66 m) Coved ceiling, Secondary glazed window, Radiator.

Bedroom 2: 11'7" x 11'0" (3.53 m x 3.35 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Wash basin with storage cupboards, Low flush WC, Built in storage cupboard, Two UPVC double glazed windows, Radiator.

Dining Kitchen: 12'6" x 10'5" (3.81 m x 3.17 m) Fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, built in double oven/grill and hob with extractor hood, Combi gas central heating boiler, Secondary glazed window and UPVC double glazed window and rear door, Double radiator.

Conservatory: 11'1" x 9'10" (3.38 m x 3.00 m) Double glazed windows, Two radiators, Sliding doors to:-

Sun Lounge: 11'6" x 6'7" (3.51 m x 2.01 m) Double doors to rear garden, Double glazed windows.

Lean-to:: 11'6" x 6'9" (3.51 m x 2.06 m) Double glazed windows, Radiator. Leading to:-

Outside:

Front: Paved for ease of maintenance

Rear: Sunnier south facing aspect, Mostly concreted and paved for ease of maintenance, Approximately 45ft long.

Double Garage: Double detached concrete sectional garage with electric and electric up and over door, Access from rear alley.

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 - C £2233.97 (2026/27)







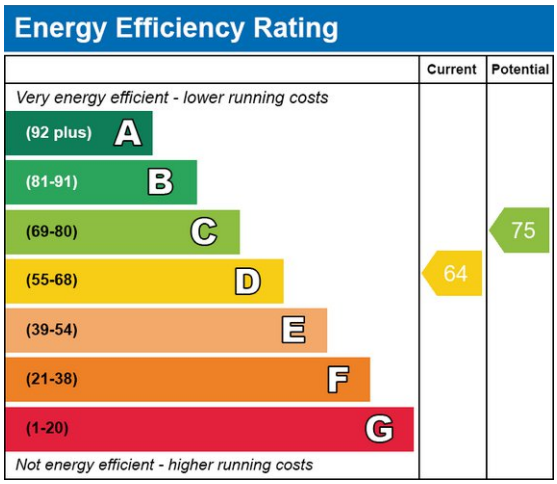




Directions: From our office on Red Bank Road proceed towards the seafront and turn right onto Queen's Promenade. Leyburn Avenue is the sixth turning on the right.

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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