



3 Vine Court, Gosforth Road, Bispham,
Blackpool, FY2 9UL

£94,950

Meticulously transformed by the current owner, an immaculately presented second floor purpose built Apartment, with beautiful modern Kitchen and Bathroom facilities and a crisp decor theme throughout. An absolutely perfect first time buy or downsize - needs to be seen.

- Lounge
- Superb modern Breakfast Kitchen
- Two Bedrooms
- Bathroom
- UPVC double glazing
- Gas central heating
- Garage
- Top floor position

Successfully selling property since
1948.



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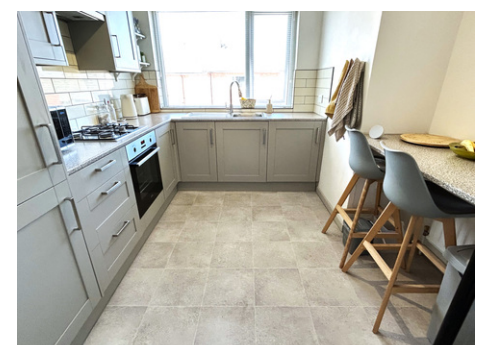
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Communal Entrance: Stairs to first and second floor.

Private Entrance:

Hall: Large walk in cupboard, Radiator.

Lounge: 14'6" x 10'4" (4.42 m x 3.15 m) Coved ceiling, UPVC double glazed window, Radiator.

Kitchen: 11'10" x 9'4" (3.61 m x 2.84 m) Superb modern wall and base cupboard units with complementary work surfaces and matching breakfast bar, Tiled splash back, Stainless steel sink and drainer, Integrated oven and hob with extractor, Integrated washing machine and tumble dryer, Space for fridge and freezer, UPVC double glazed window, Radiator.

Bedroom 1: 12'10" x 9'4" (3.91 m x 2.84 m) Modern style fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 2: 12'3" x 7'4" (3.73 m x 2.24 m) UPVC double glazed window, Radiator.

Bathroom: UPVC double glazed window, Panelled bath with shower over, Vanity wash basin, Integrated low flush WC, UPVC double glazed window, Radiator.

Outside:

Gardens: Communal gardens.

Garage: Up and over door.

Heating: Gas central heating (NOT TESTED)

Tenure: We have been informed that the property is leasehold; Service charge £1000 per annum, 944 years remaining. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - B £1954.73 (£2026/27)



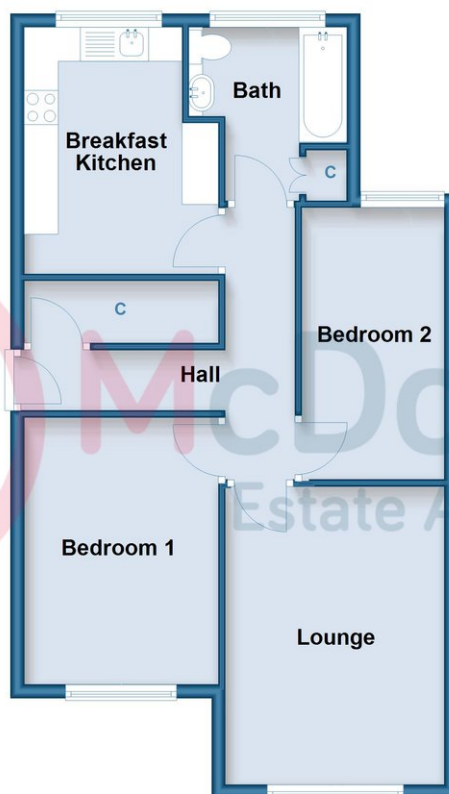
Directions: From our office on Red Bank Road travel inland and take your fourth turning at the roundabout onto Devonshire Road continue along past the golf course and take your third turning into Shaftesbury Avenue and then finally fifth left into Gosforth Road. Vine Court can be found on the left hand 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Second Floor



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Vine Court

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