



**12 Canada Crescent, Bispham,
FY2 0NT**

£134,950

A deceptively spacious mid-garden terraced home offering generous accommodation throughout, although requiring general modernisation and updating.

The property has been extended into the second floor to create a large loft room in addition to TWO double bedrooms. The original third bedroom has been thoughtfully converted to provide an en-suite shower room to the master bedroom, alongside the main family shower room.

To the ground floor there is a comfortable lounge open to the dining area, a fitted kitchen and a UPVC double glazed conservatory leading out to the extensive rear gardens, measuring over 75ft in length and featuring a large outbuilding to the rear.

An excellent opportunity to modernise and add further value to this spacious family home with outstanding potential throughout.

- Two DOUBLE bedrooms PLUS large loft room
- Family shower room; PLUS en-suite bathroom
- Three reception areas; Kitchen
- UPVC double glazing; Gas central heating
- LARGE rear gardens



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Lounge: 15'3" x 11'4" (4.65 m x 3.45 m) Stone fire surround, Displays to alcoves, Coved ceiling, UPVC double glazed bay window, Radiator. Open to:-

Hall: Staircase, Meter cupboard, Double radiator.

Dining Area: 11'1" x 8'4" (3.38 m x 2.54 m) Coved ceiling, Radiator.

Kitchen: 11'6" x 8'5" (3.51 m x 2.57 m) Fitted wall and base cupboard units, Tiled worktop and breakfast bar, One and a half bowl sink, Oven and hob below extractor hood, Plumbed for washing machine and dishwasher, Open to dining area.

Conservatory: 10'9" x 9'3" (3.28 m x 2.82 m) Tiled floor, UPVC double glazed windows and patio doors.

First Floor:

Landing.

Bedroom 1: 15'5" x 9'11" (4.70 m x 3.02 m) Fitted wardrobes, UPVC double glazed bay window, Radiator.

En-Suite: Comprising; Panelled corner bath with shower attachment, Pedestal wash basin, Low flush WC, Tiled floor and walls, UPVC double glazed window, Radiator.

Bedroom 2: 10'1" x 9'11" (3.07 m x 3.02 m) UPVC double glazed window, Radiator.

Shower Room: Comprising; Shower cubicle, Pedestal wash basin, Built in louvered airing cupboard, Tiled walls, UPVC double glazed window, Radiator.

Outside:

Rear: Lawned, Flowerbed to border, Outbuilding as large shed.

Heating: Gas central heating (The heating is serviced annually under a British Gas Homecare package, last serviced July 2026 / a new boiler was also installed in 2022 (receipt available for review).

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

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

Additional Information: Dormer Roof / this was replaced and with a new fibreglass roof in Oct 2022 (receipt available for review)



Directions: Take Red Bank Road and travel inland, at the roundabout take the third exit into Bispham Road. At the mini roundabout turn left into Moor Park Avenue, take the second right into Collins Avenue, and finally first left into Canada Crescent.

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		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Canada Crescent

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