



23 Village Way, Bispham, Blackpool,  
FY2 0AH

**offers over £300,000**

Occupying a fabulous location, tucked away in one of Bispham's premier cul-de-sac's, yet still less than 500m from the Village centre, this double fronted Detached home boasts impressively proportioned accommodation to include a Lounge measuring over 21' in length, a magnificent full width Conservatory around 28', and FOUR first floor Bedrooms. Externally there is a double Garage and a lovely Westerly facing rear Garden. Needs to be seen.

- Lounge - over 21'
- Dining Room
- Breakfast Kitchen
- Conservatory - approx 28'
- Ground floor Shower room
- Four Bedrooms
- Family Bathroom
- Gardens - Westerly facing rear
- Double Garage and Driveway

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**Hall:** Composite door, Coved ceiling, Wood effect laminate flooring, Radiator.

**Ground Floor Shower Room:** ( ) Comprising; Shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls and floor, Radiator.

**Dining Room:** 15'10" x 14'9" (4.83 m x 4.50 m) Coved ceiling, Wood effect laminate flooring, UPVC double glazed window Radiator.

**Lounge:** 21'1" x 11'10" (6.43 m x 3.61 m) Living flame gas fire with a decorative surround, Coved ceiling, TV point, UPVC double glazed window, Two radiators, French doors to :-

**Conservatory:** 28'9" x 11'9" (8.76 m x 3.58 m) UPVC double glazed windows, doors and roof.

**Breakfast Kitchen:** 16'11" x 10'9" (5.16 m x 3.28 m) Range of wall and base cupboard units with complementary roll edge worktops and matching Island with a second hob and inset sink, Split level double oven and hob with extractor over, Integrated wine cooler and space for American style fridge freezer, Tiled walls, Wood effect laminate flooring, Coil style wall mounted radiator, UPVC double glazed doors.

#### **First Floor:**

**Landing:** Coved ceiling, Loft access, Built in cupboard, Radiator.

**Bedroom 1:** 11'10" x 11'4" (3.61 m x 3.45 m) Built in wardrobe, Coved ceiling, UPVC double glazed window, Radiator.

**Bedroom 2:** 11'6" x 9'2" (3.51 m x 2.79 m) Built in wardrobes, UPVC double glazed window, Radiator.

**Bedroom 3:** 9'5" x 8'10" (2.87 m x 2.69 m) Built in wardrobe, Wood effect laminate flooring, Coved ceiling, UPVC double glazed window, Radiator.

**Bedroom 4:** 8'6" x 8'6" (2.59 m x 2.59 m) Built in wardrobe, UPVC double glazed window, Radiator..

**Bathroom:** Three piece bathroom comprising; Bath with shower over, Vanity wash basin and integrated WC, Tiled walls and floor, UPVC double glazed window, Towel heater radiator.

#### **Outside:**

**Front:** Mainly gravelled.

**Rear:** Westerly facing. A combination of lawn and patio areas with established beds and borders.

#### **Parking.**

**Double Garage:** 18'4" x 17'0" (5.59 m x 5.18 m) With power assisted door, Power points and lighting, Plumbed for washer, Accessed via a private drive.

**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.

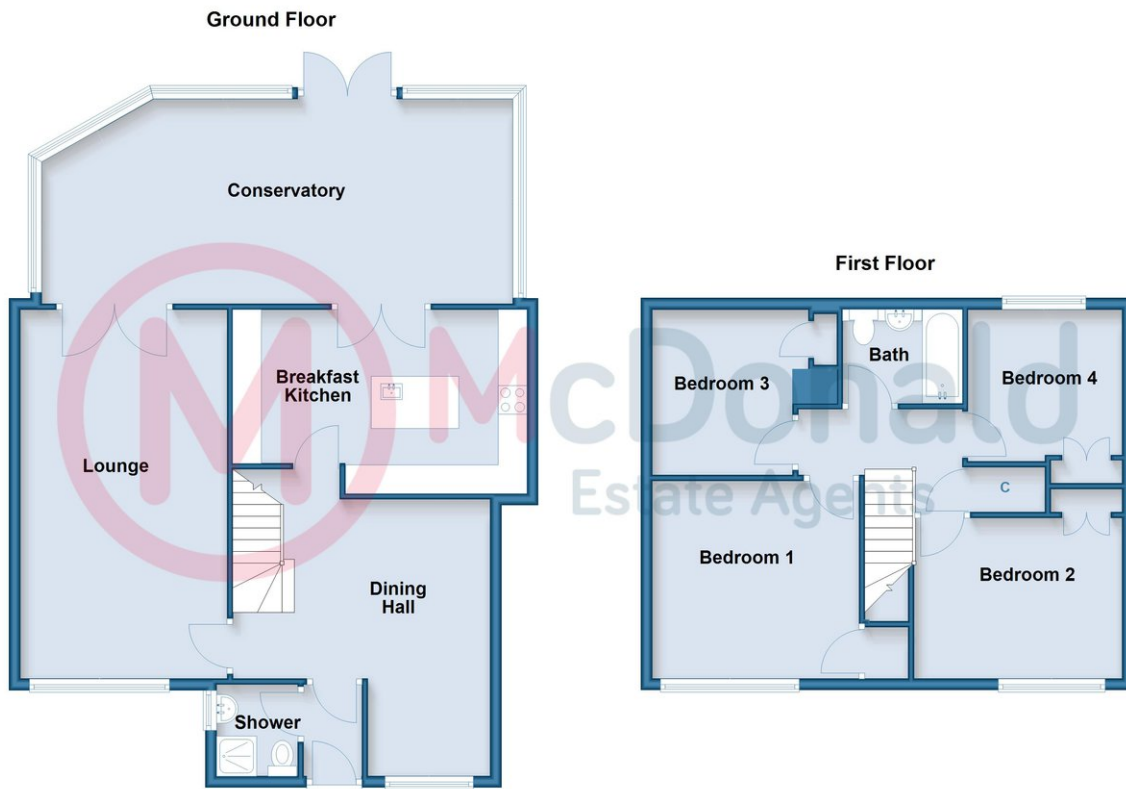


**Directions:** Travel inland along Red Bank Road continue straight ahead at the roundabout into Bispham village turning left at the mini roundabout into All Hallows Road. Village Way can be found some way down on your left.

**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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		69
(55-68)	<b>D</b>	52	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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Village Way

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