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BRITISH PROPERTY AWARDS
2024 GOLD WINNER ESTATE AGENT IN BLACKPOOL
2022 IN BLACKPOOL
2021 IN BLACKPOOL

35 Northgate, Bispham, Blackpool, FY2 9LT



£219,950

LOCATION, LOCATION, LOCATION.....A double fronted Bungalow, boasting one of Bispham's most sought after addresses, with just North Shore Golf Course to the front. With two Bedrooms AND two separate Reception rooms, the property also boasts a Loft/Hobby room an impressive corner plot, and is also sold with NO ONWARD CHAIN.



- **Lounge**
- **Dining Room**
- **Modern style Kitchen**
- **Two Bedrooms**
- **Modern style Shower room**
- **Loft/Hobby room**
- **Gardens to three sides**
- **Off street parking**



Award winning property sales since 1948.

The Property Ombudsman

Vestibule: Tiled flooring, UPVC double glazed external door.

Hall: Meter cupboard, Coved ceiling, Stairs to loft/hobby, Radiator.

Lounge: 14'8" x 11'0" (4.47 m x 3.35 m) Feature fireplace, Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Room: 15'8" x 11'4" (4.78 m x 3.45 m) Fireplace, UPVC double glazed bay window, Radiator.

Kitchen: 14'5" x 7'6" (4.39 m x 2.29 m) Modern style fitted wall and base units with complementary work surfaces, One and a half bowl sink unit, Built in oven and hob with extractor, Integrated fridge and freezer, Plumbed for washing machine, Coved ceiling, UPVC double glazed bay window, Plinth heater.

Rear Vestibule: UPVC double glazed windows and door.

Bedroom 1: 13'0" x 9'10" (3.96 m x 3.00 m) Built in storage cupboard, Double glazed window, Radiator.

Bedroom 2: 11'10" x 10'8" (3.61 m x 3.25 m) Two UPVC double glazed windows, Two radiators.

Shower Room: Modern style three piece shower room comprising; Shower cubicle, Low flush WC, Pedestal wash basin, Tiled walls and floor, Radiator.

Loft / Hobby room: 14'9" x 13'9" (4.50 m x 4.19 m) Storage into eaves, Storage cupboard, UPVC double glazed window with fabulous views over the golf course, Radiator.

Outside:

Front and Side: Lovely mature gardens with a variety of shrubs, plants and trees.

Rear: Mainly concreted.

Parking: Private drive with potential for further parking if required.

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)



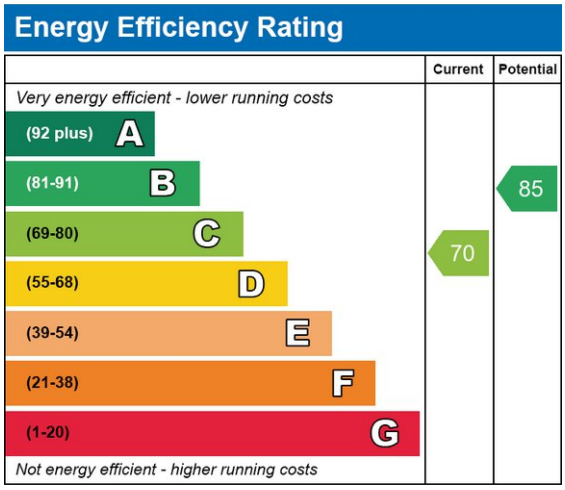






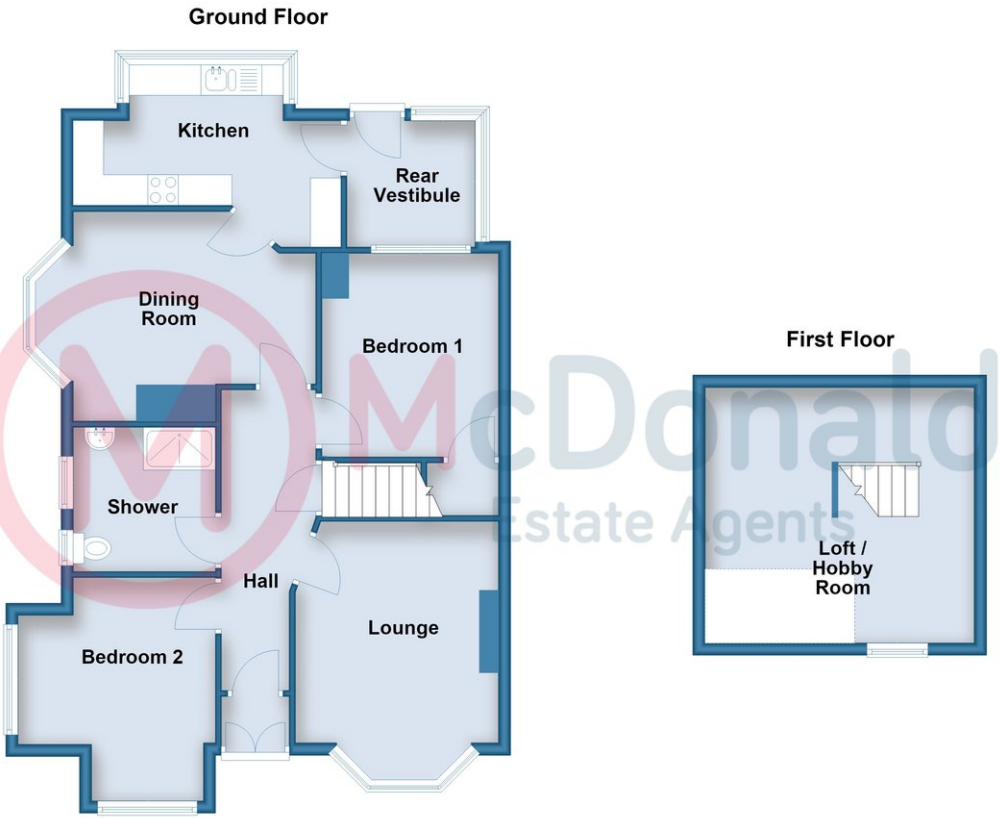


Directions: From our Bispham office travel inland along Red Bank Road. At the roundabout take the the fourth exit into Devonshire Road then turn fifth right into Northgate just before the Golf Course.



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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