



20 Rockingham Road, Bispham,  
FY2 0LP

**£152,500**

A lovely, cosy Semi Detached home. With three Bedrooms, and two Reception areas and a really pretty back Garden which is over 45' in length. The property has been lovingly maintained by the current owner and is immaculately presented throughout.

- Lounge
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- UPVC Double glazed
- Gas central heating
- Gardens - over 45' to the rear



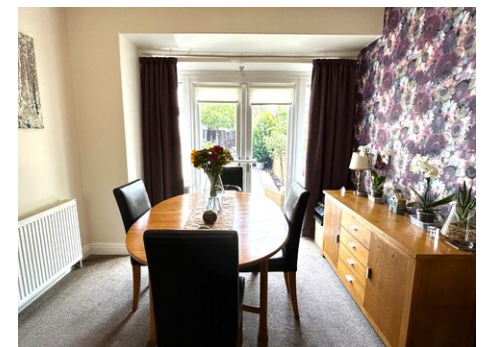
**McDonald**  
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**Hall:** Meter cupboard, Understairs store, UPVC double glazed window and door, Radiator.

**Lounge:** 12'2" x 10'3" (3.71 m x 3.12 m) Recessed pebble effect gas fire, TV point, UPVC double glazed bay window, Radiator, Open plan to :-

**Dining Room:** 10'10" x 10'0" (3.30 m x 3.05 m) UPVC double glazed patio doors, Radiator,

**Kitchen:** 13'7" x 6'8" (4.14 m x 2.03 m) Wall and base cupboard units with complementary roll edge worktops, Split level double oven and hob with extractor hood, Integrated fridge/freezer and dishwasher, Plumbed for washing machine, Tiled floor, UPVC double glazed bay windows and door, Electric floor level heater under unit.

### First Floor:

**Landing:** ( ) UPVC double glazed window, Loft access.

**Bedroom 1:** 12'2" x 9'5" (3.71 m x 2.87 m) Fitted wardrobes, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 9'2" x 9'7" (2.79 m x 2.92 m) Fitted wardrobes, UPVC double glazed window, Radiator.

**Bedroom 3:** 6'8" x 6'0" (2.03 m x 1.83 m) UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panel bath with shower over, Pedestal wash basin, Low flush WC, Part tiled walls, Tiled floor, UPVC double glazed window, Towel heater radiator,

### Outside:

**Front:** Mainly laid to gravel.

**Rear:** A lovely rear Garden over 45' in length, laid to a combination of artificial lawn and paving with raised flower beds, and a concrete sectional garage (used for storage)

**Heating:** Gas central heating (NOT TESTED)

**Tenure:** We have been informed the property is Freehold. Interested parties should seek clarification from their solicitor.

**Council Tax:** Band B - £1860.61 for 2025/6



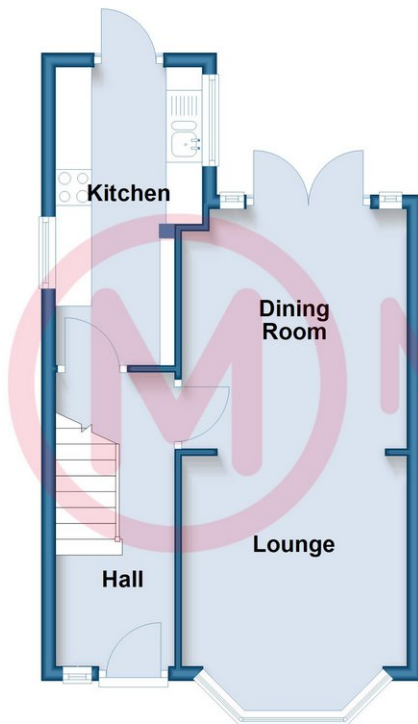
**Directions:** From our Bispham Office travel Inland along Red Bank Road taking the fourth turning at the roundabout into Devonshire Road, take the second left into Galway Avenue, Rockingham Road is the second turning on the left.

**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>		
(55-68)	<b>D</b>	66	74
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

### Ground Floor



### First Floor



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Plan produced using PlanUp.

### Rockingham Road

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