



29 Melville Road, Bispham, Blackpool,  
FY2 9JF

**£132,500**

This much loved Mid Garden Terrace home offers deceptively spacious levels of accommodation. To the ground floor both the separate Reception rooms are over 15' in length, whilst to the first floor are the three Bedrooms and a modern style four piece Bathroom. In a great spot to take full advantage of the flourishing Red Bank Road lifestyle scene, which sits literally at the end of the street, and only around a 500m walk to the seafront and handy for local schools. The perfect First Time Buy or upsize !

- Two separate Reception rooms
- Kitchen
- Ground floor WC
- Three Bedrooms
- Modern style four piece Bathroom
- UPVC double glazing
- Gas central heating
- Gardens front and rear



**McDonald**  
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**Vestibule:** Tiled floor, UPVC double glazed door.

**Hall:** Meter cupboard, Coved ceiling, UPVC double glazed window and door, Radiator.

**WC:** Low flush WC, Wash basin.

**Lounge:** 15'1" x 11'6" (4.60 m x 3.51 m) Feature surround with inset fire, TV point, Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

**Dining Room:** 15'1" x 11'6" (4.60 m x 3.51 m) Feature fireplace, Coved ceiling, UPVC double glazed bay window, Radiator.

**Kitchen:** 13'3" x 7'0" (4.04 m x 2.13 m) Attractive wall and base cupboard units with complementary roll edge worktops, Single drainer stainless steel sink, Plumbed for washing machine and dishwasher, UPVC double glazed window and door, Electric heater.

#### **First Floor:**

#### **Landing.**

**Bedroom 1:** 15'1" x 10'5" (4.60 m x 3.17 m) Fitted wardrobes, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 15'1" x 10'5" (4.60 m x 3.17 m) UPVC double glazed bay window.

**Bedroom 3:** 8'6" x 7'0" (2.59 m x 2.13 m) UPVC double glazed window.

**Bathroom:** Modern style four piece suite comprising; Panelled bath, Vanity wash basin, Step in shower, Integrated low flush WC, Recessed lighting, UPVC double glazed window, Radiator.

#### **Outside:**

**Front:** Flower borders.

**Rear:** Laid to tarmac with flowerbeds and borders, Two brick stores, Gated rear access.

**Heating:** Gas central heating and electric 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 - B £1954.73 (2026/27)



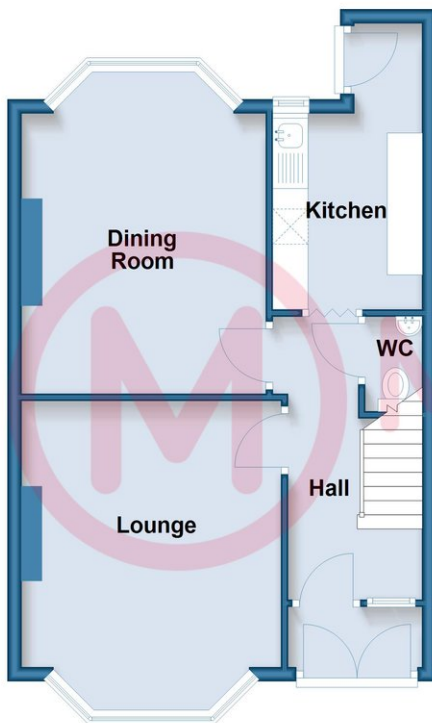
**Directions:** From our office on Red Bank Road, travel inland and Melville Road is the first turning on the left hand side.

**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.

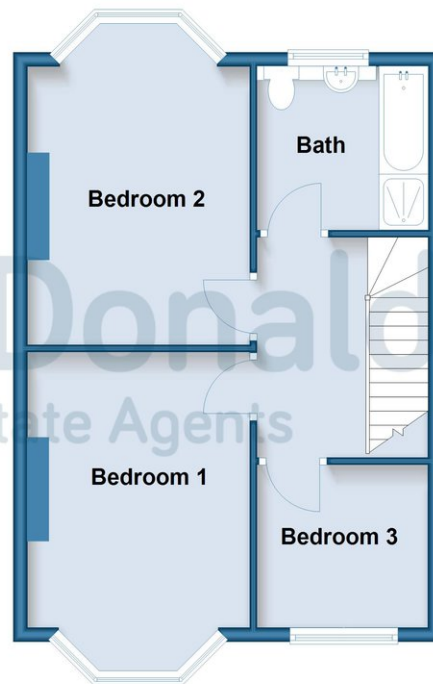
**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	77
(55-68)	<b>D</b>		
(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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**Melville Road**

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