



9 Melville Road, Bispham, Bispham,
Blackpool, FY2 9JF

£129,500

Is this the perfect First Time Buy or downsize ? A really nicely proportioned Mid Garden Terrace with two separate Reception rooms and two double Bedrooms, that occupies a great spot not only to take full advantage of the flourishing Red Bank Road lifestyle scene - which sits literally at the end of the street - but also the seafront which is only around a 500m walk away. Sold with **NO ONWARD CHAIN**.

- Two separate Reception rooms
- Fitted Kitchen
- Two **DOUBLE** Bedrooms
- Four piece Bathroom
- UPVC double glazing
- Gas central heating
- **NO ONWARD CHAIN**

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1948.



McDonald

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Vestibule: Coved ceiling, UPVC double glazed door.

Hall: Coved ceiling, Recessed lighting, Radiator.

Lounge: 15'3" x 10'8" (4.65 m x 3.25 m) Fire surround and hearth, Coved ceiling, Dado rail, Meter cupboard, UPVC double glazed windows, Radiator.

Dining Room: 13'3" x 11'0" (4.04 m x 3.35 m) Fireplace, Understairs store, UPVC double glazed door, Radiator, Open to :-

Kitchen: 9'0" x 7'7" (2.74 m x 2.31 m) Wall and base cupboard units with complementary worktops, Built in oven and hob with extractor, Plumbed for washing machine, Single drainer stainless steel sink, Recessed lighting, UPVC double glazed window.

First Floor:

Landing: Skylight, Coved ceiling.

Bedroom 1: 14'2" x 12'5" (4.32 m x 3.78 m) Two UPVC double glazed windows, Radiator.

Bedroom 2: 13'2" x 8'8" (4.01 m x 2.64 m) UPVC double glazed window, Radiator.

Bathroom: A spacious four piece Bathroom comprising; Panel bath, Step in shower cubicle, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.

Outside:

Front: Laid to gravel with established hedging.

Rear: Concreted rear, Brick outbuilding, Gated rear access.

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 - 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) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Melville Road

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