



7 Edenvale Avenue, Bispham,  
Blackpool, FY2 9JZ

**£148,950**

In great spot only around 300m from both the the Promenade and the burgeoning Red Bank Road, this corner Semi affords really nicely proportioned accommodation throughout, and also boasts a large Garage to the rear. Sold with NO ONWARD CHAIN.

- Three bedrooms
- Lounge
- Modern Dining Kitchen
- Ground floor WC / Utility
- Four piece bathroom,
- Gas central heating
- UPVC double glazing
- Gardens
- Large Garage



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**Vestibule:** Meter cupboard, Tiled floor, UPVC double glazed doors, Glazed double doors to:-

**Hall:** Understairs cupboard, UPVC double glazed window, Radiator.

**Lounge:** 15'3" x 12'10" (4.65 m x 3.91 m) Inset solid fuel stove, Coved ceiling, Picture rail, TV point, UPVC double glazed bay window, Radiator.



**Dining Kitchen:** 20'0" x 13'10" (6.10 m x 4.22 m) Modern wall and base cupboard units with wood worktops and matching breakfast bar, One and a half bowl ceramic sink with mixer tap, Range cooker with extractor, Coved ceiling, UPVC double glazed windows, Radiator.

**Rear Vestibule:** Walk-in cupboard housing gas central heating boiler, UPVC double glazed door.

**Utility:** Wall units, Plumbed for washing machine, Low flush WC, Wash basin, UPVC double glazed window, Radiator.



#### First Floor:

**Landing:** UPVC double glazed window.



**Bedroom 1:** 13'9" x 13'1" (4.19 m x 3.99 m) UPVC double glazed window, Radiator.

**Bedroom 2:** 13'9" x 11'8" (4.19 m x 3.56 m) Loft access, Picture rail, UPVC double glazed window, Radiator.

**Bedroom 3:** 7'10" x 6'7" (2.39 m x 2.01 m) UPVC double glazed window, Radiator.

**Bathroom:** A spacious four piece suite comprising; Vanity wash basin, Integrated WC, Panelled bath, Step in shower cubicle, Part tiled walls, Tiled floor, Recessed low voltage lighting, Towel heater radiator, UPVC double glazed window.



#### Outside:

**Front:** With borders.

**Side:** Mainly paved.

**Rear:** Laid to artificial lawn.



**Parking:** A large garage measuring approx 15'8 x 13'9 and a private driveway.

**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.

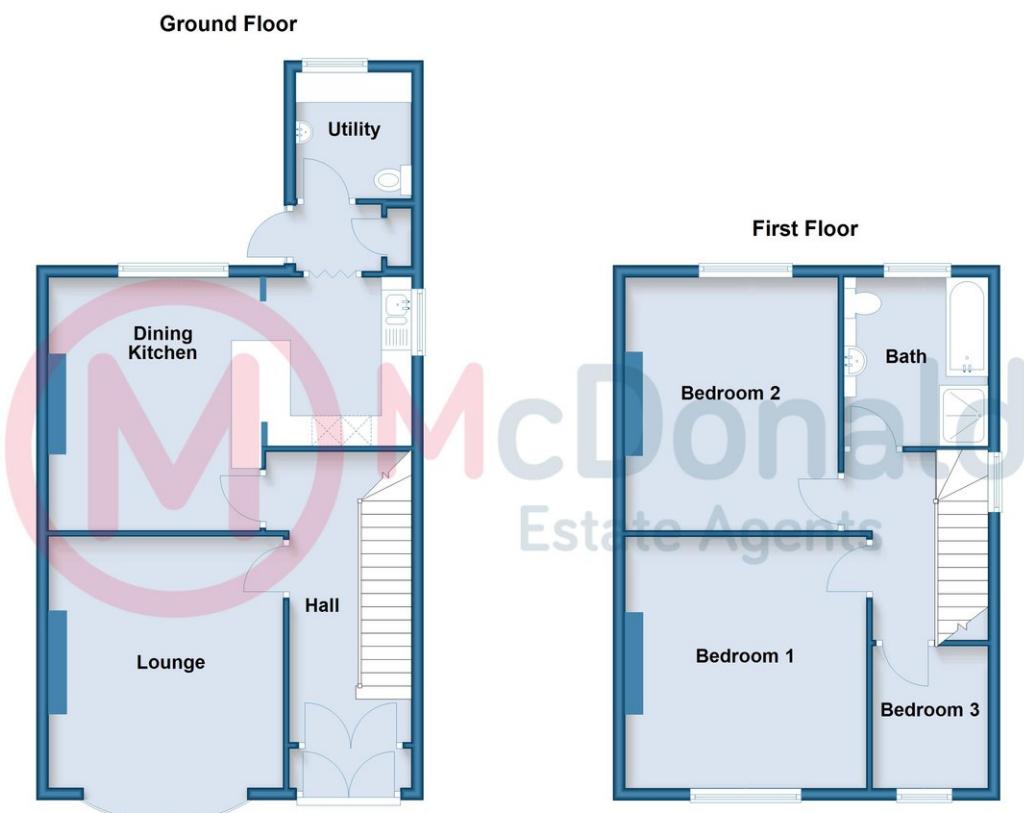
**Council Tax:** Band - C £2126.41 (2025/26)

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**Directions:** From our office on Red Bank Road take Warbreck Drive heading south, turn third right onto Cavendish Road and first right into Edenvale Avenue.

**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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Plan produced using PlanUp.

**Edenvale Avenue**

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