



# 32 Cromer Road, Bispham, FY2 0ED

Three Bedroomed Semi Detached House

£134,995

 3  2  1



## Investment Opportunity or First Time Buy

Situated in the ever-popular "Fieldings" area of Bispham, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to create their ideal family home. Offering fantastic potential throughout, the property is perfect for those wishing to add their own style and value.

The accommodation benefits from gas central heating and double glazing, while externally the home boasts a generous southerly-facing rear garden — ideal for relaxing, entertaining, and enjoying the summer months.

Conveniently located close to local amenities, schools, and transport links, this property is expected to attract strong interest.

Internal viewing is highly recommended to fully appreciate the space and potential this home has to offer.

**Hallway** - Entrance door, Meter Cupboards, Understairs storage, which leads to stairs to first floor, Radiator.

**Lounge** - 2.79m x 3.85m (9'1" x 12'7")  
Inset flame effect gas fire with complimentary hearth, uPVC double glazed window, Radiator. Open to:

**Dining Area** - 2.80m x 2.37m (9'2" x 7'9") – uPVC double glazed double patio doors leading to the rear garden, Radiator.

**Kitchen** - 2.79m x 2.40m (9'1" x 7'10") – Range of wall and base cupboard units with complimentary roll edge work tops, Single drainer stainless steel sink with mixer tap, Integrated oven and gas hob, Plumbed for washing machine, Spot lighting, Part tiled walls, uPVC double glazed window.

## Key Features

- Popular Residential Location
- Three Bedrooms
- Gas Central Heating
- Double Glazing
- Driveway
- Ideal Investment or First Time Buy
- Southerly Facing Rear Garden
- Early Viewing Essential

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**First Floor -**

**Bedroom** - 3.85m x 3.08m (12'7" x 10'1") – uPVC double glazed bay window, Radiator.

**Bedroom** - 3.06m x 2.79m (10'0" x 9'1") - uPVC double glazed window, Radiator.

**Bedroom** - 2.66m x 1.80m (8'8" x 5'10") - uPVC double glazed window, Radiator.

**Bathroom** – Comprising Panelled bath with shower over, Pedestal wash hand basin, Low flush WC, Part Tiled walls, Extractor fan, uPVC double glazed window, Radiator.

**Outside**

**Front Garden** - Driveway to the front of the property providing off street parking.

**Rear Garden** - Deceptively spacious, Southerly facing rear garden mainly laid to lawn with patio.

**GENERAL**

**TENURE**

Freehold. (All prospective purchasers should verify this information with their solicitors prior to exchange of contracts.)

**FIXTURES & FITTINGS**

All fixtures & fittings are excluded from the sale unless separately included within the legal 'fixtures and fittings' details.

**INFORMATION**

Please note this brochure including photography and measurements was prepared by Shoreline Estates in accordance with the sellers' instructions and should be used as guidance only.

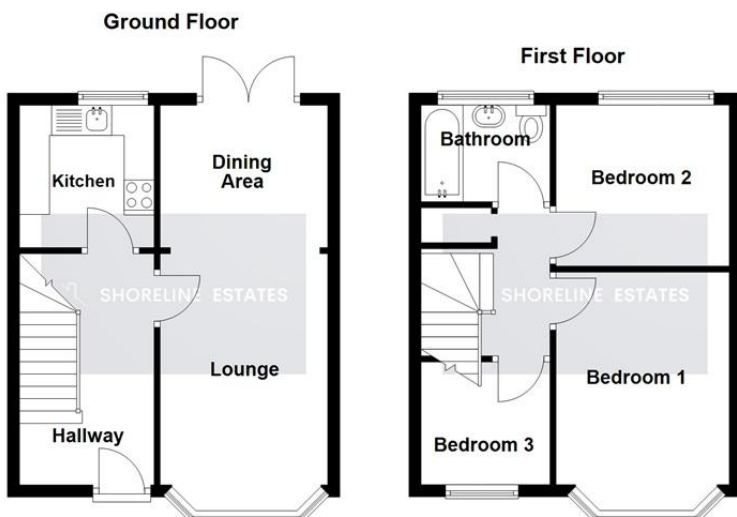
**WARRANTIES**

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

Services, systems, appliances, fittings and equipment have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Get in touch**

FOR APPOINTMENTS AND ENQUIRIES

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A Fully Tailored Property Service To Meet Your Needs And Exceed Your Expectations



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