



5 Washington Avenue, Bispham,
Blackpool, FY2 0QB

£119,950

A well proportioned Semi Detached, with two separate Reception rooms both over 13' plus a Kitchen over 14'. Also benefitting from a Westerly facing rear Garden, the property is sold with NO ONWARD CHAIN.

- Lounge
- Separate Dining Room
- Kitchen - over 14' in length
- Three Bedrooms
- UPVC double glazing
- Gas central heating
- Westerly facing rear
- Off street Parking

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Hall: Meter cupboard, UPVC double glazed door, Radiator.

Lounge: 13'5" x 11'0" (4.09 m x 3.35 m) Fireplace, TV point, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Dining Room: 13'4" x 11'0" (4.06 m x 3.35 m) UPVC double glazed window and door, Radiator.

Kitchen: 14'3" x 7'10" (4.34 m x 2.39 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob, Single drainer stainless steel sink with mixer tap, UPVC double glazed windows and door, Radiator.

First Floor:

Bedroom 1: 14'3" x 10'0" (4.34 m x 3.05 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 10'4" x 10'0" (3.15 m x 3.05 m) UPVC double glazed window, Radiator.

Bedroom 3: 7'3" x 6'5" (2.21 m x 1.96 m) UPVC double glazed window, Radiator.

Bathroom: Three piece bathroom comprising; Panelled corner bath, Low flush WC, UPVC double glazed window, Radiator.

Outside:

Front: Mainly paved.

Rear: Westerly facing, Mainly laid to lawn with a paved patio area.

Parking: Off street parking to the front.

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 £1771.00 (2024/25)



Directions: From our office on Red Bank Road proceed inland and at the roundabout take the third exit onto Bispham Road. Take the third left into Low Moor Road and second right into Washington 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.

Washington Avenue

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