



51 Bexley Avenue, Blackpool,  
FY2 0TE

**£139,950**

**A Semi Detached True Bungalow, with a large Lounge over 19' in length, two Double Bedrooms, and a sunny South Easterly facing rear garden. Sold with NO ONWARD CHAIN.**

- Two DOUBLE bedrooms
- Lounge - over 19'
- Kitchen
- Bathroom plus an additional WC
- UPVC double glazing
- South Easterly facing rear garden
- Garage and Ample parking



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**Vestibule:** Built in cupboard, UPVC double glazed door.

**WC:** Low flush WC, Vanity wash basin, UPVC double glazed window.

**Lounge:** 19'6" x 10'4" (5.94 m x 3.15 m) Feature fireplace, TV point, UPVC double glazed window.

**Kitchen:** 9'9" x 7'10" (2.97 m x 2.39 m) Wall and base cupboard units with complementary roll edge worktops, Single drainer stainless sink with mixer tap, Gas cooker point, Plumbed for washing machine, UPVC double glazed window and door.

**Inner Hall:** Loft access, Built in cupboard.

**Bedroom 1:** 12'0" x 9'0" (3.66 m x 2.74 m) Fitted wardrobes, TV point, UPVC double glazed window, Gas wall heater.

**Bedroom 2:** 9'10" x 9'1" (3.00 m x 2.77 m) Fitted wardrobes, UPVC double glazed window.

**Bathroom:** Comprising; Panelled bath, Vanity wash basin, Low flush WC, UPVC double glazed window, Gas wall heater.

**Outside:**

**Front:** Laid to paving.

**Rear:** South-easterly facing, Mainly paved.

**Parking:** Detached garage with a private drive.

**Heating:** Gas wall heaters (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 £2024.00 (2024/25)



**Directions:** Take Whitegate Drive travelling north, continue along into Devonshire Road. After passing under the bridge, take the first right into Teesdale Avenue, and left at the end into Bexley 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.

| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92 plus)                                   | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         | 87        |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> | 55      |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |

### Ground Floor



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### Bexley Avenue

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