



38 Ingthorpe Avenue, Bispham,  
Blackpool, FY2 0EL

**£140,000**

**\*\*\* SEMI-DETACHED near BISPAM VILLAGE \*\*\***

This semi-detached house would benefit from further modernisation but already offers **THREE** bedrooms, a lounge and dining room, fitted kitchen and shower room. There are **SOUTH** facing rear gardens, off street **PARKING** and **GARAGE SPACE**.

The property is located just 175 yards from **BISPAM VILLAGE** with numerous local shops and amenities.

- THREE bedrooms
- TWO reception rooms
- Fitted kitchen
- Shower room
- UPVC double glazing
- Gas central heating
- SOUTH rear
- Close to BISPAM VILLAGE



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**Vestibule:** Meter cupboard, UPVC double glazed front doors.

**Hall:** Spindled staircase, Understairs storage also housing gas central heating boiler, UPVC double glazed window, Radiator.

**Lounge:** 14'5" x 12'2" (4.39 m x 3.71 m) Modern fireplace with living flame coal effect gas fire and fire surround, UPVC double glazed bay window, Radiator.

**Dining Room:** 12'6" x 9'1" (3.81 m x 2.77 m) UPVC double glazed window, Radiator.

**Kitchen:** 9'2" x 9'1" (2.79 m x 2.77 m) Fitted wall and base cupboard units, Complementary roll edge worktops, One and a half bowl stainless steel sink, Part tiled walls, Tiled floor, UPVC double glazed window and rear door, Double radiator.



**First Floor:**

**Landing:** Built in louvered cupboard.

**Bedroom 1:** 14'3" x 11'1" (4.34 m x 3.38 m) Built in louvered wardrobe, UPVC double glazed bay window, Radiator.



**Bedroom 2:** 12'6" x 10'4" (3.81 m x 3.15 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 8'9" x 7'2" (2.67 m x 2.18 m) UPVC double glazed window, Radiator.

**Shower Room:** Comprising; Shower cubicle, Vanity wash basin, Low flush WC, Tiled walls, Panelled ceiling, Two UPVC double glazed windows, Heated towel rail/radiator.



**Front Garden:** With inset flower bed

**Rear Garden:** South facing, mostly paved for ease of maintenance.

**Parking:** Off street parking with possible garage space

**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 £2024.00 (2024/25)

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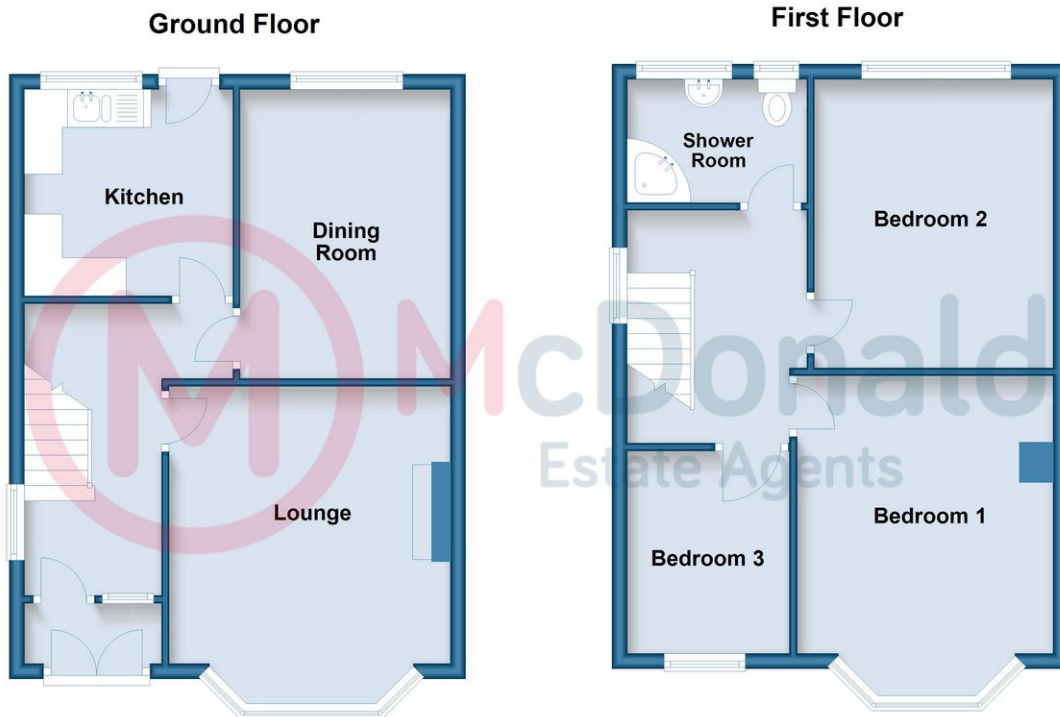


**Directions:** Taking Red bank Road proceed inland to the roundabout, continue straight across and through the village, pass over the mini roundabout, and straight into Ingthorpe Avenue.

**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>                            |  |         | 83        |
| (69-80) <b>C</b>                            |  | 68      |           |
| (55-68) <b>D</b>                            |  |         |           |
| (39-54) <b>E</b>                            |  |         |           |
| (21-38) <b>F</b>                            |  |         |           |
| (1-20) <b>G</b>                             |  |         |           |
| Not energy efficient - higher running costs |  |         |           |



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**Ingthorpe Avenue**

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