



182 Holmfield Road,  
Bispham, FY2 9PU

**£179,950**

A modern Mid Mews residence offering a contemporary style of living with accommodation spread over three floors. To the ground floor is a Dining Kitchen, which overlooks the Westerly facing rear, whilst to the first and second floors are the Living area and FOUR BEDROOMS. In a great spot just one road back from the seafront (which is visible from the Master Bedroom), and sold with NO ONWARD CHAIN.

- Four Bedrooms- En-suite to master
- Lounge; Dining Kitchen
- Ground floor WC
- UPVC double glazing; Gas central heating
- Gardens - Westerly facing to rear
- Integral Garage

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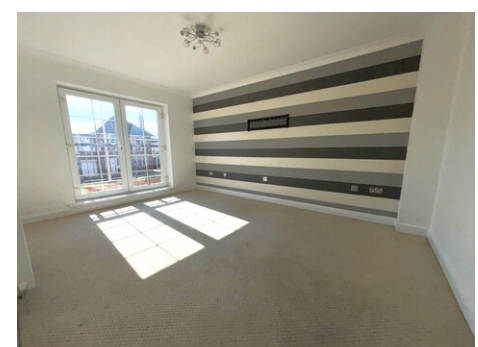
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**Hall:** Walk in cupboard, Coved ceiling, Wood effect laminate flooring, Recessed low voltage lighting, Personal door to garage, Radiator.

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

**Dining Kitchen:** 17'9" x 11'9" (5.41 m x 3.58 m) Fitted wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, Integrated fridge and freezer, Single drainer circular sink with mixer tap, Understairs storage, Coved ceiling, Wood effect laminate flooring, UPVC double glazed window, UPVC double glazed patio doors to the rear, Radiator.

#### **First Floor:**

**Landing:** Coved ceiling, Recessed low voltage lighting.

**Lounge:** 14'8" x 10'7" (4.47 m x 3.23 m) Coved ceiling, TV point, UPVC double glazed doors to small balcony, Radiator.

**Bedroom 3:** 11'11" x 9'5" (3.63 m x 2.87 m) UPVC double glazed window, Radiator.

**Bedroom 4:** 6'9" x 6'10" (2.06 m x 2.08 m) UPVC double glazed window, Radiator.

**Bathroom:** Three piece suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Part tiled walls, Recessed low voltage lighting, Airing cupboard, Extractor fan, UPVC double glazed window, Radiator.

#### **Second Floor:**

**Landing 2:** Built in double cupboard, Loft access, Recessed low voltage lighting.

**Bedroom 1:** 17'9" x 11'2" (5.41 m x 3.40 m) Coved ceiling, TV point, UPVC double glazed window, Radiator.

**En-Suite:** Comprising; Step in shower, Low flush WC, Pedestal wash basin, Part tiled walls, Extractor fan, Radiator.

**Bedroom 2:** 17'9" x 9'0" (5.41 m x 2.74 m) UPVC double glazed window, Radiator.

#### **Outside:**

**Front:** Mainly block paved.

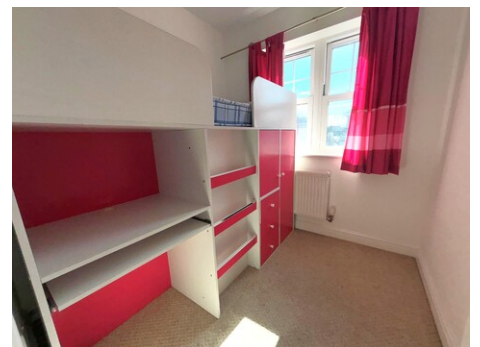
**Rear:** Westerly facing garden, Lawned with paved patio area.

**Parking:** 17'8" x 10'8" (5.38 m x 3.25 m) Integral garage with light and power and plumbed for washing machine. 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 £2024.00 (2024/25)



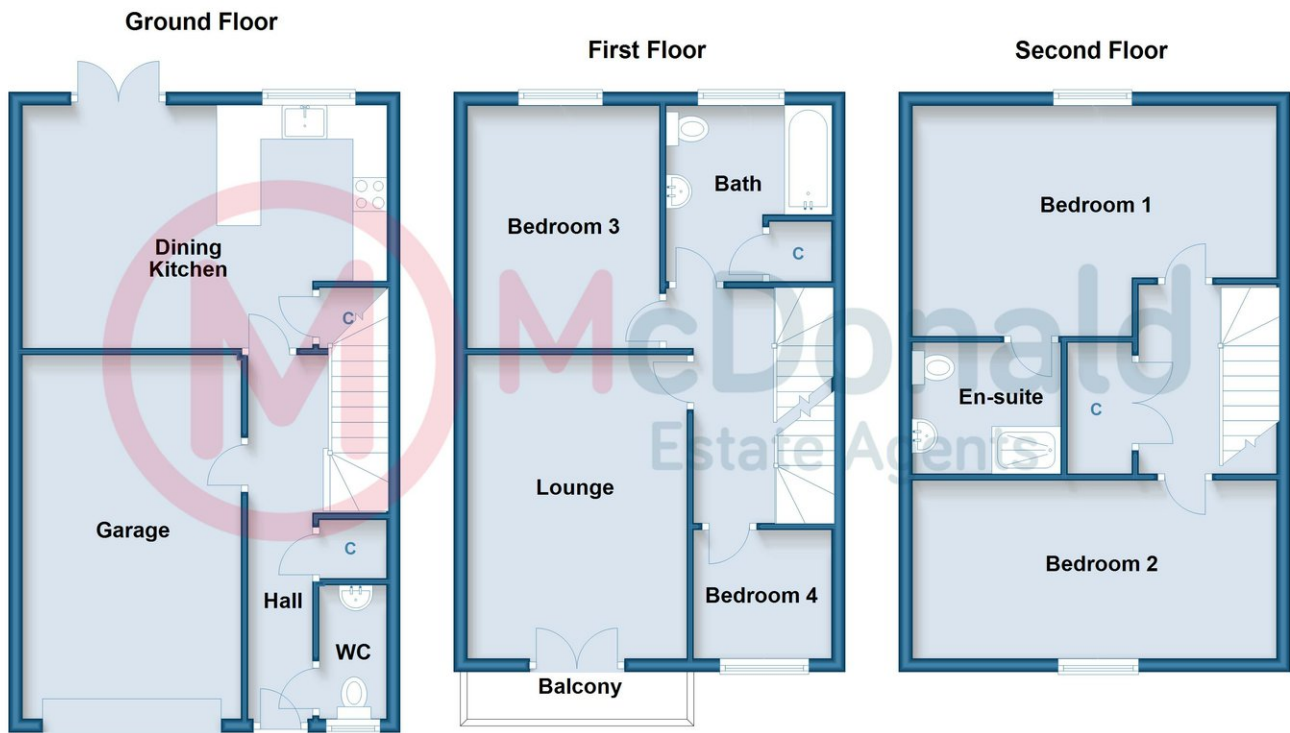


**Directions:** From our Bispham office travel directly south along Warbreck Drive, Holmfield Road is the fourth turning on the right.

**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>		88
(69-80)	<b>C</b>	77	
(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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