



42 Kelvin Road, Bispham, Blackpool,
FY5 3AF

£125,000

POTENTIAL POTENTIAL POTENTIAL

A Semi Detached True Bungalow which has been extended to the rear elevation AND has a further UPVC double glazed Conservatory. The property does require updating, but offers pretty much a blank canvas for you to make your own and is sold with NO ONWARD CHAIN.

- Lounge; Dining Room
- Kitchen; Conservatory
- Two Bedrooms
- Wet Room
- Gas central heating
- Gardens- Westerly facing to the rear
- Parking
-
-
-

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Porch: () Tiled floor.

Hall: () Loft access, Radiator.

Lounge: 11'10" x 11'8" (3.61 m x 3.56 m) Feature fireplace, Coved ceiling, TV point, Radiator.

Kitchen: 13'0" x 6'10" (3.96 m x 2.08 m) Wall and base cupboard units with complementary roll edge worktops, Gas cooker point, One and a half bowl stainless steel sink with mixer tap, Plumbed for washing machine, UPVC double glazed window.

Dining Area: 14'1" x 6'10" (4.29 m x 2.08 m) Coved ceiling, Radiator. Open to:-

Conservatory: 19'1" x 7'8" (5.82 m x 2.34 m) UPVC double glazed windows and doors, Radiator.

Bedroom 1: 18'8" x 8'0" (5.69 m x 2.44 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bedroom 2: 8'0" x 7'0" (2.44 m x 2.13 m) UPVC double glazed window.

Shower Room: () 'Wet Room' style comprising; Shower Area, Pedestal wash basin, Low flush WC, Tiled walls and floor, Towel heater radiator.

Outside: ()

Front: () Laid to concrete with flower borders.

Rear: () Westerly facing, mainly paved with flower borders, A large 'L' shaped brick built workshop with light and power.

Parking: () Private drive.

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



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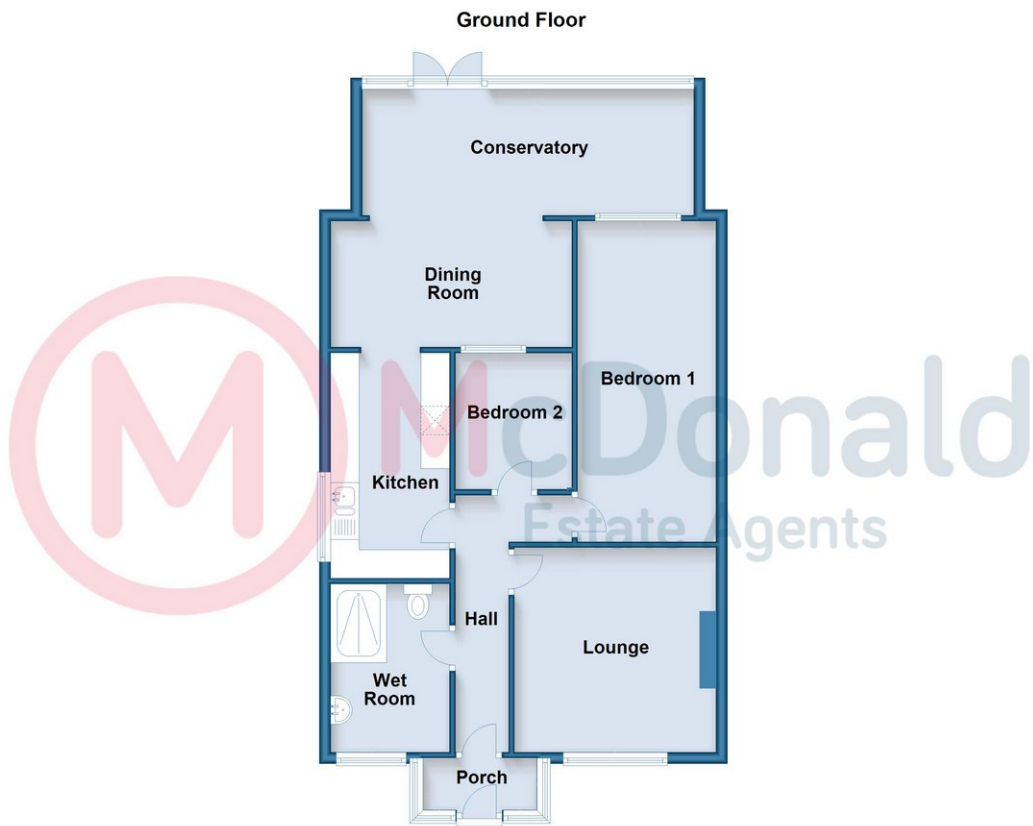


Directions: From our office on Red Bank Road, travel inland turning left at the roundabout onto Devonshire Road. Continue along taking the sixth turning on the right into Mossom Lane and finally third right into Kelvin Road.

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)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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