



14 Village Way, Bispham, Blackpool,  
FY2 0AH

**£285,000**

This **IMMACULATELY** presented Detached True Bungalow occupies a most generous plot and boasts a **BEAUTIFUL** rear Garden measuring over 90' in length and also fantastic levels of parking. A great location, tucked away in one of Bispham's premier cul-de-sac's, yet still less than 500 m from the Village centre.

- Lounge - 17' in length
- Two Double Bedrooms
- Two Separate Reception rooms
- Breakfast Kitchen
- Separate Shower room AND Bathroom facilities
- UPVC double glazing; Gas central heating
- Large Garage plus ample off street parking for several cars
- Delightful rear Garden - over 90' in length

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**Vestibule:** UPVC double glazed door.

**Hall:** Coved ceiling, Loft access, Storage cupboards, Radiator.

**Lounge:** 17'0" x 11'10" (5.18 m x 3.61 m) Gas fire with feature surround, Coved ceiling, TV point, UPVC double glazed windows, Radiator.

**Breakfast Kitchen:** 11'10" x 9'0" (3.61 m x 2.74 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor hood, Integrated fridge freezer and dishwasher, Plumbed for washing machine, Single drainer sink with mixer tap, UPVC double glazed window and door, Radiator.

**Bedroom 1:** 11'10" x 11'10" (3.61 m x 3.61 m) Coved ceiling, UPVC double glazed window, Radiator.

**Bedroom 2:** 12'4" x 9'10" (3.76 m x 3.00 m) Coved ceiling, UPVC double glazed window, Radiator.

**Dining Room / Bedroom 3:** 9'10" x 8'10" (3.00 m x 2.69 m) Coved ceiling, UPVC double glazed patio doors, Radiator.

**Bathroom:** Comprising; Panelled bath, Vanity wash basin, Tiled walls, Heated towel radiator, UPVC double glazed window.

**Shower room:** Comprising; Corner shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls, Heated towel radiator, UPVC double glazed window.

**Outside:**

**Front:** Laid to crazy paving for ease of maintenance.

**Rear:** An absolutely magnificent rear garden measuring over 90ft in length. A combination of lawn, and mature feature planting with seating areas and vegetable plot.

**Parking:** Larger detached brick Double Garage, and plenty of additional parking.

**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 - D £2277.00 (2024/25)



**Directions:** Travel inland along Red Bank Road continue straight ahead at the roundabout into Bispham village turning left at the mini roundabout into All Hallows Road. Village Way can be found some way down on your left.

**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> |         | 81        |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> | 58      |           |
| (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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**Village Way**

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