



87 Bexley Avenue, Blackpool,  
FY2 0TE

**£162,500**

**\*\*\* IMMACULATE SEMI-DETACHED TRUE BUNGALOW \*\*\***

This is a semi-detached **TRUE BUNGALOW** which is immaculately presented and tastefully appointed throughout, being a credit to the current owner. Briefly comprising **TWO DOUBLE** bedrooms, **STYLISH** fitted kitchen, a **LARGE** lounge at over 19ft x 10ft, **MODERN** shower room and **AMPLE PARKING** to the detached garage and private driveway.  
**Viewing highly recommended.**

- TWO double bedrooms
- **STYLISH** fitted kitchen
- **MODERN** shower room
- **LARGE** lounge / dining room
- UPVC double glazing
- Gas central heating
- Garage AND parking

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**Hall:** UPVC double glazed front door, Cloaks cupboard, Radiator.

**Ground Floor WC:** Low flush WC, Vanity wash basin, Tiled splashback, UPVC double glazed window.

**Lounge/Dining Room:** 19'7" x 10'4" (5.97 m x 3.15 m) Fitted gas fire, Coved ceiling, UPVC double glazed window, Radiator.

**Kitchen:** 9'9" x 7'11" (2.97 m x 2.41 m) Modern fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Built in oven and hob with extractor over, Plumbed for washing machine, Part tiled walls, Coved ceiling, UPVC double glazed window and rear door, Radiator.

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

**Shower Room:** Modern shower room comprising; Large shower cubicle, Vanity wash basin and integral low flush WC, Beautifully tiled walls and floor, UPVC double glazed window, Heated towel rail/radiator.

**Bedroom 1:** 12'1" x 9'2" (3.68 m x 2.79 m) Built in wardrobes with overhead storage, Coved ceiling, UPVC double glazed window, Double radiator.

**Bedroom 2:** 10'0" x 9'1" (3.05 m x 2.77 m) UPVC double glazed window, Double radiator.

**Loft Room:** Part boarded for storage, Combi gas central heating boiler, Light point.

**Outside:**

**Front:** Lawn.

**Rear:** Lawned, Brick/block paved patio, Flowerbed to border.

**Garage:** Detached brick garage with an up and over door, Light and power, UPVC double glazed window. Brick/block paved driveway for additional parking.

**Gas:** Gas tested 29th October 2024. (Gas safety Record available to view in the office).

**Electric:** Tested 30th October 2024 (Electrical Installation Condition Report available to view in the office)

**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:** 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>		85
(69-80)	<b>C</b>	71	
(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			

### Ground Floor



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### Bexley Avenue

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