



111 Briarwood Drive, Bispham,  
Blackpool, FY2 0DT

**£181,000**

**NOT your standard Fieldings home !.... this Link Semi Detached has been extended to the side over the driveway, to the rear with a Conservatory, and up into the loft space... PLUS there is the boast of a FANTASTIC rear Garden which is over 80' in length. NEEDS TO BE SEEN.**

- Lounge; Conservatory
- Dining Kitchen - over 17'
- Four Bedrooms plus a Study
- UPVC double glazing; Gas central heating
- Gardens - over 80' to the rear
- Garage & Car port

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1948.



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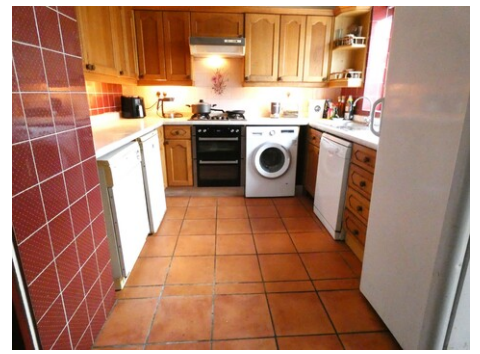
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**Hall:** Understairs storage, UPVC double glazed door, Radiator.

**Lounge:** 11'10" x 11'3" (3.61 m x 3.43 m) Recessed living flame gas fire, Coved ceiling, TV point, UPVC double glazed window, Radiator.

**Dining Kitchen:** 17'2" x 9'3" (5.23 m x 2.82 m) Wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, Single drainer stainless steel sink with mixer tap, Plumbed for washing machine and dishwasher, Double glazed window and patio doors, Radiator.



**Conservatory:** 11'7" x 7'10" (3.53 m x 2.39 m) Tiled floor, UPVC double glazed windows and doors.

**First Floor:**

**Landing:**

**Bedroom 2:** 11'10" x 10'0" (3.61 m x 3.05 m) Fitted wardrobes, UPVC double glazed window, Radiator.



**Bedroom 3:** 15'6" x 6'9" (4.72 m x 2.06 m) Built in wardrobes, UPVC double glazed window, Radiator.

**Bedroom 4:** 10'4" x 6'4" (3.15 m x 1.93 m) UPVC double glazed window, Radiator.



**Bathroom:** Comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window, Towel heater radiator.

**Study:** 7'0" x 6'9" (2.13 m x 2.06 m) UPVC double glazed window, Radiator. Staircase to:-

**Second floor**

**Bedroom 1:** 16'6" x 9'1" (5.03 m x 2.77 m) UPVC double glazed window, Radiator.



**Outside:**

**Front:** A lovely paved front garden.

**Rear:** A fantastic rear garden, over 80' in length, Mainly lawned with numerous established trees, shrubs and plants.

**Parking:** Brick garage, Car port and additional parking to the front.

**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 - B £1771.00 (2024/25)



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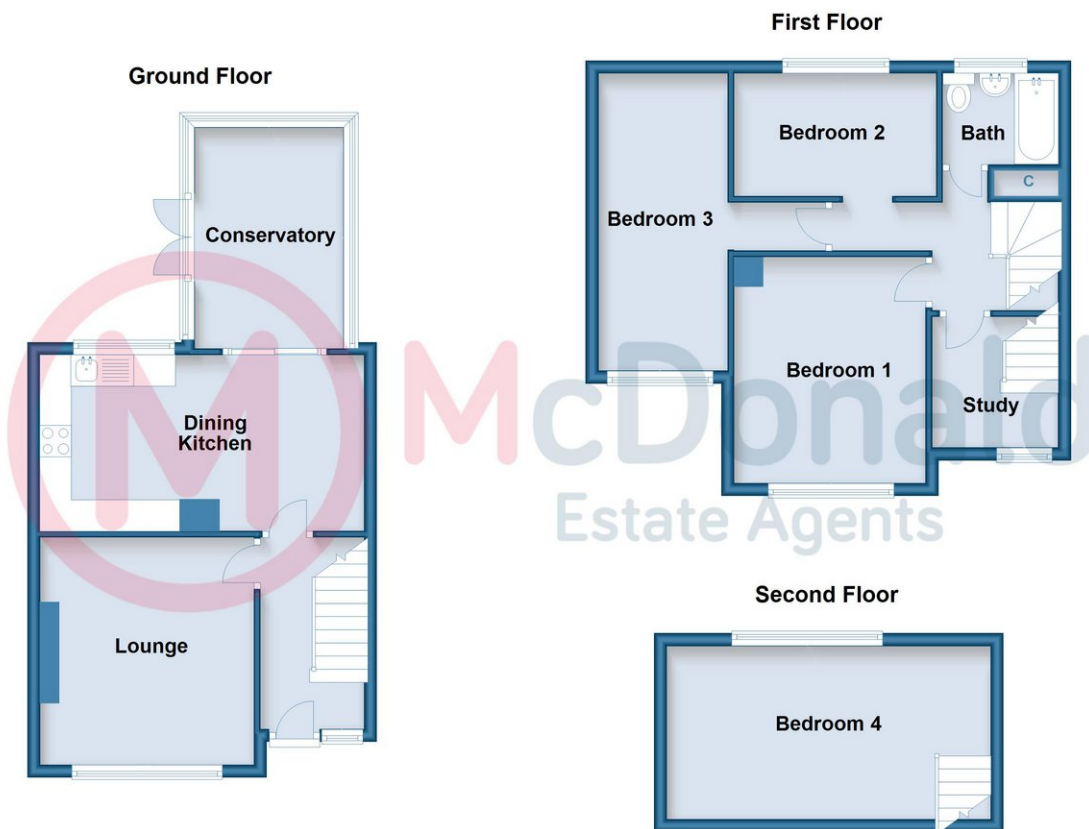


**Directions:** Travel inland along Red bank Road go through Bispham Village and turn right onto Ashfield Road and then second left into Briarwood Drive.

**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>		
(69-80) <b>C</b>	68	78
(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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**Briarwood Drive**

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