



28 Bangor Avenue, Blackpool,
Blackpool, FY2 0HY

£109,950

Requiring further modernisation throughout, this end garden terraced house presents an excellent opportunity for buyers looking to create additional value and personalise a home to their own taste.

The accommodation briefly comprises **THREE** bedrooms, a spacious through lounge, kitchen, shower room and a UPVC conservatory overlooking the rear garden.

Externally, the property benefits from a generous rear garden measuring approximately 70ft in length, together with the invaluable addition of a **GARAGE**.

Ideally situated less than 1/4 mile from Bispham **VILLAGE** centre, offering a wide range of local shops, amenities and transport links.

- **THREE** bedrooms
- Lounge
- Dining Area
- Conservatory
- Kitchen
- Bathroom
- UPVC double Glazing

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- **Gas central heating**
- **Garage**
- **Rear Garden approx. 70ft long**

Hall: Meter cupboard, Staircase, Understairs storage, UPVC double glazed window, Radiator.

Lounge: 12'0" x 10'4" (3.66 m x 3.15 m) Fitted fireplace with polished wood fire surround and living flame coal effect gas fire, Wood effect laminate flooring, UPVC double glazed bay window, Double radiator. Open to:-

Dining Area: 9'2" x 7'9" (2.79 m x 2.36 m) Wood effect laminate flooring, Double radiator, UPVC double glazed patio doors to:-

Conservatory: 12'5" x 5'8" (3.78 m x 1.73 m) Tiled floor, UPVC double glazed windows and rear door.

Kitchen: 9'2" x 7'10" (2.79 m x 2.39 m) Wall and base cupboard units, Built in oven and hob with extractor hood, Complementary roll edge worktops, One and a half bowl stainless steel sink, UPVC double glazed window and rear door.

First Floor:

Landing: UPVC double glazed window.

Bedroom 1: 12'1" x 10'3" (3.68 m x 3.12 m) Built in wardrobes, Wood effect laminate flooring, UPVC double glazed bay window, Radiator.

Bedroom 2: 10'0" x 9'2" (3.05 m x 2.79 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Bedroom 3: 8'9" x 5'11" (2.67 m x 1.80 m) Wood effect laminate flooring, UPVC double glazed window, Radiator.

Shower Room: Comprising; Shower cubicle, Low flush WC, Pedestal wash basin, Tiled floor and walls, Heated towel rail, Radiator.

Outside:

Front: With flowerbeds.

Rear: Crazy paved path, Patio, Lawned flowerbed, Approximately 70ft long.

Garage: Double concrete sectional garage with an and over door, Access via shared 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 - B £1954.73 (2026/27)



Directions: Travel inland along Red Bank Road, continue straight across the roundabout passing through Bispham Village. Bangor Avenue is the first road on the right after the mini roundabout.

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		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Bangor Avenue

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