



46 All Saints Road, Bispham,
Blackpool, FY5 3AL

£219,950

Delightfully situated overlooking parkland to the front, this Detached True Bungalow would benefit from updating so offers fantastic potential to really make your own. Affording well proportioned accommodation including a Lounge measuring over 18' in length, and **THREE BEDROOMS** (one with en-suite), 46 also boasts a South Westerly facing rear Garden and is sold with **NO ONWARD CHAIN**.

- Lounge - over 18'
- Breakfast Kitchen
- Three Bedrooms - en-suite to Master
- Bathroom
- Separate WC
- Conservatory
- Garage and parking
- South Westerly facing rear



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Hall: Loft access, UPVC double glazed door, Radiator.

WC: Low flush WC, Wash basin, UPVC double glazed window, Radiator.

Lounge: 18'10" x 13'7" (5.74 m x 4.14 m) Fireplace, Coved ceiling, TV point, UPVC double glazed windows, Two radiators.

Breakfast Kitchen: 12'0" x 10'10" (3.66 m x 3.30 m) Wall and base cupboard units with complementary roll edge worktops and matching breakfast bar, Split level oven and hob with extractor, Single drainer stainless steel sink with mixer tap, Integrated fridge and freezer, Plumbed for washing machine, UPVC double glazed window and door, Radiator.

Rear Porch: UPVC double glazed windows and door, Personal door to garage.

Bedroom 1: 13'0" x 10'10" (3.96 m x 3.30 m) Fitted wardrobes, UPVC double glazed window, Radiator.

En-Suite: Comprising; Step in shower cubicle, Wash basin, Low flush WC, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath, Pedestal wash basin, Low flush WC, built in cupboard, UPVC double glazed window, Radiator.

Bedroom 2: 12'0" x 8'10" (3.66 m x 2.69 m) TV point, UPVC double glazed patio doors, Radiator.

Dining Room/Bedroom 3: 11'8" x 8'4" (3.56 m x 2.54 m) Radiator, UPVC patio doors to:-

Conservatory: 9'9" x 7'6" (2.97 m x 2.29 m) TV point, UPVC double glazed windows and door.

Outside:

Front: Paving and established trees and shrubs.

Rear: Southerly facing, A combination of lawn and paving with established trees and shrubs.

Parking: Attached brick garage with 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 - D £2513.22 (2026/27)



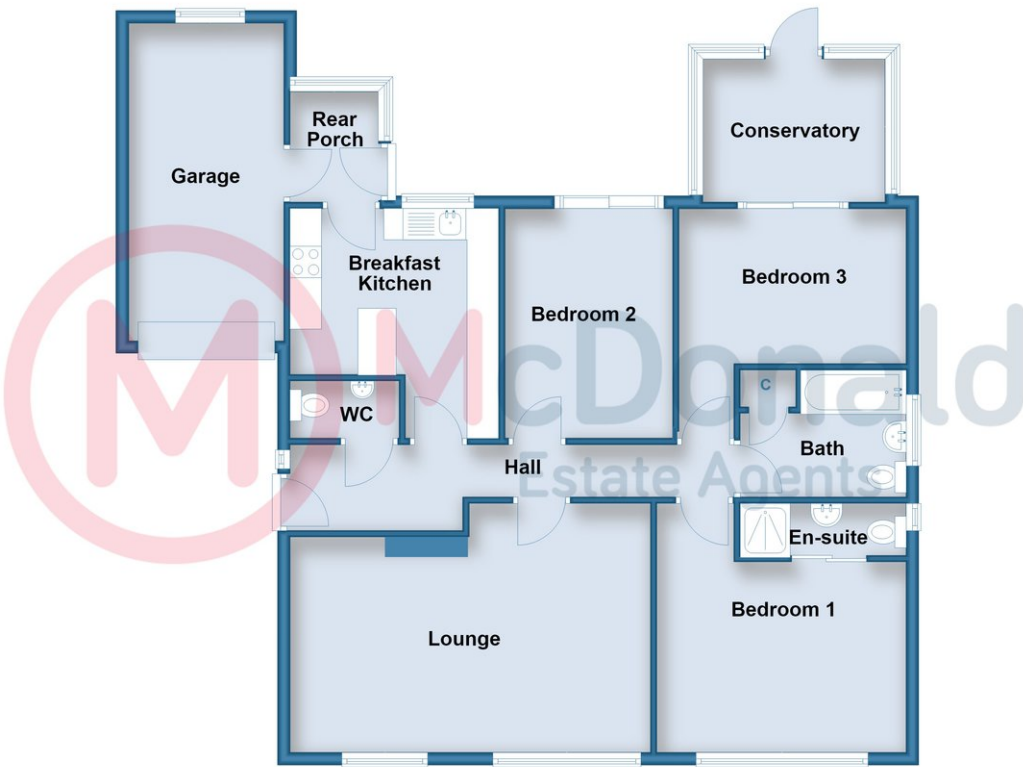
Directions: Take Red Bank Road and proceed inland, continue straight ahead at the roundabout and in to the Village. At the mini roundabout turn left into All Hallows Road, All Saints Road is the fourth turning on the right.

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		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



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Plan produced using PlanUp.

All Saints Road

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