



191 Red Bank Road, Bispham,  
Blackpool, FY2 9EA

**£149,950**

This very well-presented semi-detached house has been thoughtfully **EXTENDED** to the rear, creating an impressive open-plan **DINING KITCHEN** approaching 20ft in length, complemented by **TWO SEPARATE RECEPTION ROOMS**.

To the first floor are **THREE BEDROOMS** and a spacious **FOUR-PIECE FAMILY BATHROOM**.

Externally, the property occupies a prominent elevated position, with the added benefit of an **INVALUABLE GARAGE** situated to the rear.

Ideally located just 150 yards from Bispham Village, the property is perfectly placed for a wide range of local shops, amenities and everyday conveniences.

**NO ONWARD CHAIN.**

- **THREE bedrooms**
- **Two receptions**
- **EXTENDED dining kitchen OVER 19ft**
- **FOUR piece bathroom**
- **UPVC double glazing**
- **Gas central heating**

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**McDonald**

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- **GARAGE to the rear**

- **NO chain**

- **CLOSE to Bispham Village**

**Vestibule:** Meter cupboard, Coved ceiling, Quarry tiled floor, UPVC double glazed front door and window.

**Hall:** Staircase, Gas central heating boiler, Coved ceiling, Double radiator.

**Lounge:** 13'7" x 11'6" (4.14 m x 3.51 m) Stunning fireplace with polished wood surround, period style inset and living flame coal effect gas fire, Dado rail, Oak flooring, UPVC double glazed bay window, Radiator.

**Second Lounge:** 14'10" x 9'10" (4.52 m x 3.00 m) Beautiful fireplace with fire surround, marble inset and living flame coal effect gas fire, Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

**Dining Kitchen:** 19'9" x 7'2" (6.02 m x 2.18 m) Range of fitted wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor hood, One and a half bowl colour coordinated sink, Tiled splashback, Tiled floor, Two UPVC double glazed windows and rear door, Radiator.

**First Floor:**

**Landing:** Coved ceiling.

**Bedroom 1:** 13'7" x 10'2" (4.14 m x 3.10 m) Coved ceiling, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 14'11" x 9'11" (4.55 m x 3.02 m) Built in wardrobes to alcoves, Wood effect laminate flooring, UPVC double glazed window, Radiator.

**Bedroom 3:** 7'1" x 6'11" (2.16 m x 2.11 m) UPVC double glazed window, Radiator.

**Bathroom:** Four piece bathroom comprising; Panelled 'spa' bath, Separate shower cubicle, Pedestal wash basin, Low flush WC, Tiled walls and floor, Panelled ceiling, Two UPVC double glazed windows, Double radiator.

**Outside:**

**Front:** Paved patio with flowerbeds to border.

**Rear:** Concreted patio leading to second raised paved patio, Flowerbed, Rear gate.

**Garage:** Detached concrete sectional garage, accessed from the rear.

**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 - C £2233.97 (2026/27)

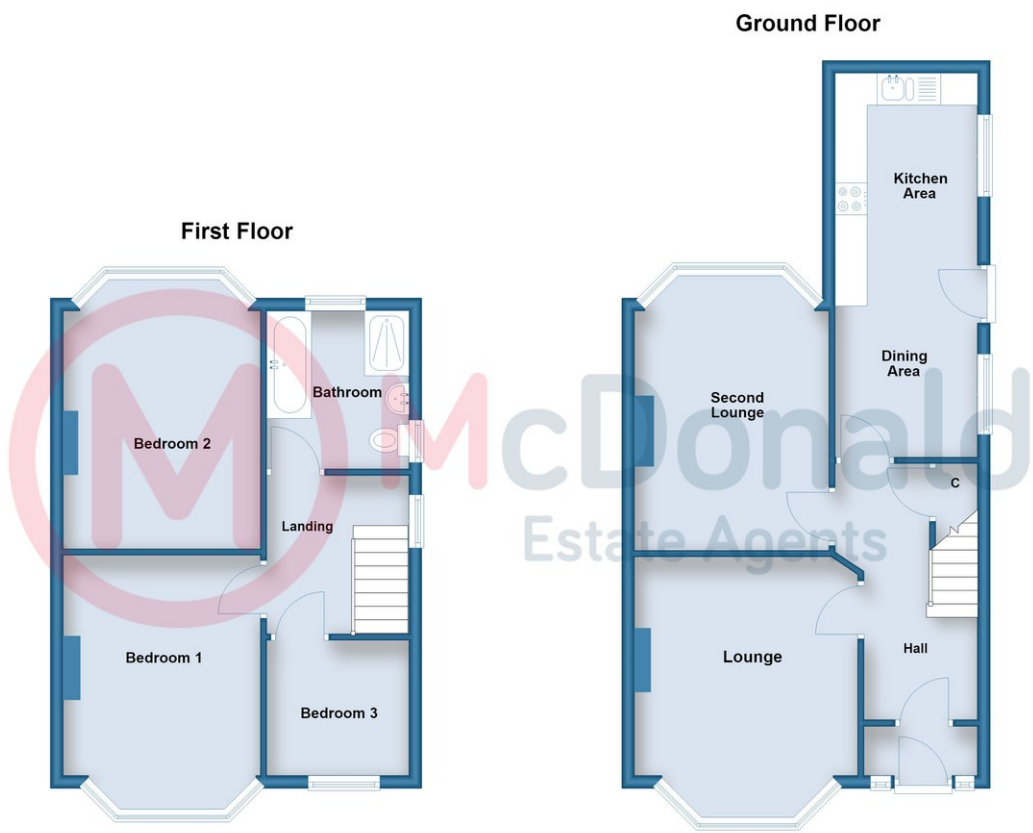


**Directions:** From our office on Red Bank Road, travel inland and the property can be found further down on the left hand side.

**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>                            |         | 71        |
| (55-68) <b>D</b>                            | 63      |           |
| (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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Red Bank Road

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