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BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BLACKPOOL
2022 IN BLACKPOOL
2021 IN BLACKPOOL

2a Gosforth Road, Bispham, Blackpool, FY2 9UB

£309,950

Situated in an ever popular residential area, a modern style Double Fronted Detached Home that offers really nicely proportioned accommodation. To the ground floor a Lounge measuring over 18' in length, plus a Conservatory, separate Dining Room AND a Breakfast Kitchen (with separate Utility), whilst to the first floor are the FOUR Bedrooms (the master with en-suite) and a stunning modern family shower room. Immaculately presented throughout, and sold with NO ONWARD CHAIN.







- **Lounge - over 18 ft**
- **Dining Room**
- **Conservatory**
- **Breakfast Kitchen with separate Utility**
- **Ground floor WC**
- **Four Bedrooms (master en-suite)**
- **Modern Family Shower room**
- **Gardens**
- **Garage**

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Hall: Understairs storage cupboard, Double glazed door, Radiator.

Ground Floor WC: Low flush WC, Wash basin, UPVC double glazed door, Radiator.

Lounge: 18'10" x 13'0" (5.74 m x 3.96 m) Feature fireplace with a living flame effect gas fire, Coved ceiling, TV point, UPVC double glazed window, UPVC double glazed French doors to:-

Conservatory: 10'2" x 9'10" (3.10 m x 3.00 m) UPVC double glazed windows and French doors to the rear Garden, Radiator.



Dining Room: 10'9" x 8'9" (3.28 m x 2.67 m) UPVC double glazed window, Radiator.

Breakfast Kitchen: 10'9" x 9'9" (3.28 m x 2.97 m) Wall and base units with complementary roll edge worktops and matching breakfast bar, One and a half bowl single drainer sink unit with mixer tap, Built in oven and hob with extractor hood, Plumbed for dishwasher, Integrated fridge freezer, Tiled floor, UPVC double glazed window, Radiator.



Utility Room: 6'9" x 6'0" (2.06 m x 1.83 m) Wall and base units, Single drainer stainless steel sink, Plumbed for washing machine, Tiled floor, UPVC double glazed window, Radiator.

First Floor:



Landing: UPVC double glazed window, Radiator.

Bedroom 1: 11'9" x 10'9" (3.58 m x 3.28 m) Fitted wardrobes and matching furniture, UPVC double glazed window, Radiator.

En-Suite: Shower cubicle, Pedestal wash basin, Low flush WC, Tiled floor and walls, UPVC double glazed window, Radiator.

Bedroom 2: 11'3" x 8'8" (3.43 m x 2.64 m) Fitted wardrobes, UPVC double glazed window, Radiator.



Bedroom 3: 13'1" x 7'3" (3.99 m x 2.21 m) Fitted wardrobes and matching furniture, UPVC double glazed window, Radiator.

Bedroom 4: 10'9" x 6'10" (3.28 m x 2.08 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Shower Room: Lovely modern style shower room comprising; Large shower cubicle, Vanity sink unit, Integrated WC, Tiled floor and walls, UPVC double glazed window, Towel rail radiator.

Outside:



Front: Laid to block paving.

Rear: Block paved and established trees.

Parking: Brick garage accessed via a private drive.

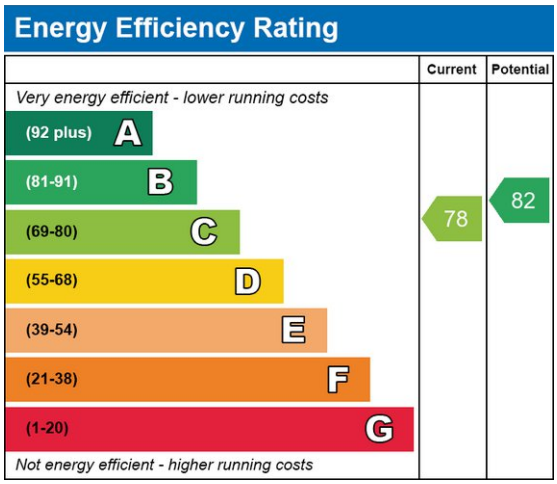
Heating: Gas central heating (NOT TESTED).

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)

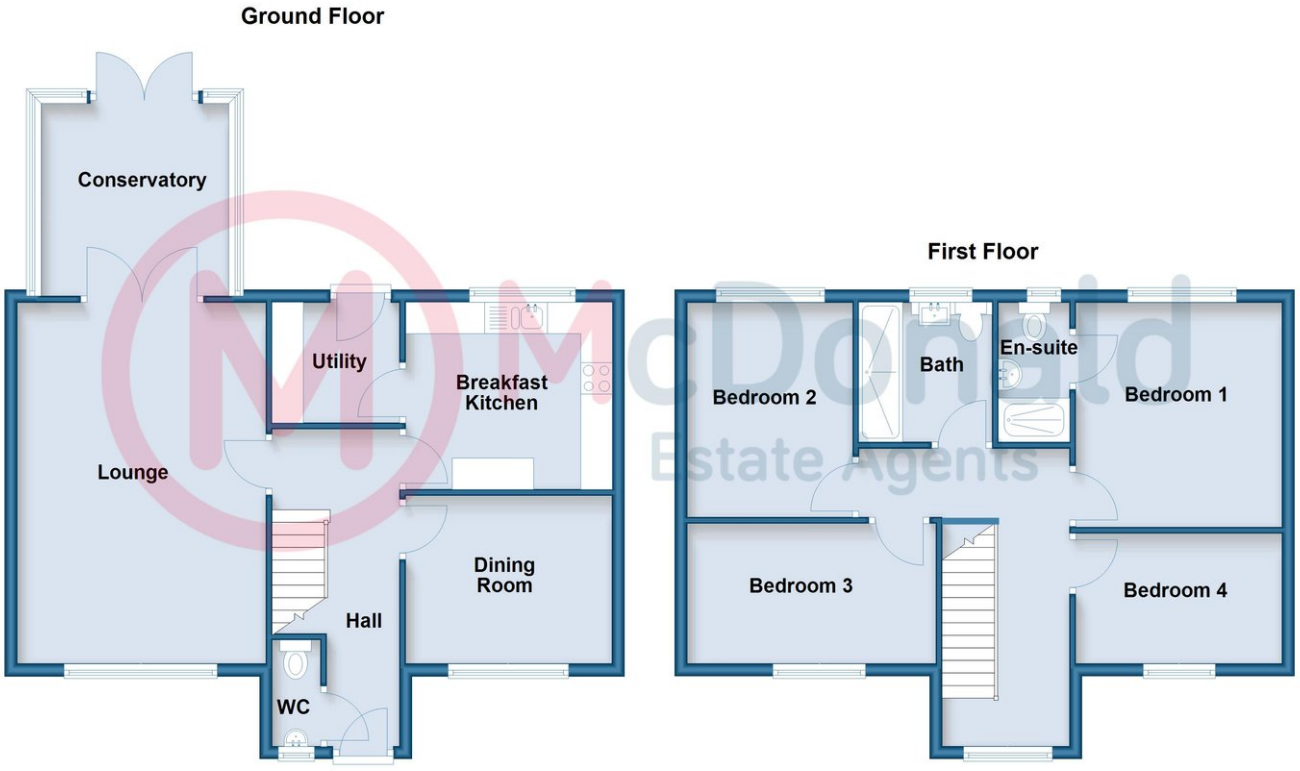
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Directions: Take Devonshire Road and continue along past the golf course and take your third turning into Shaftesbury Avenue and then finally fifth left into Gosforth Road.



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.



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Plan produced using PlanUp.

Gosforth Road

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