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

21 Daventry Avenue, Bispham, Bispham, Blackpool, FY2 9LB

£164,950



This Mid Garden Terrace home has been transformed by the current owners, boasting modern Kitchen and Bathroom facilities, a contemporary decor theme throughout and a Southerly facing rear with a fabulous Garden Room. A really convenient spot just around 150m from both the growingly popular Red Bank Road, and the seafront.



- **Lounge**
- **Modern Dining Kitchen**
- **Ground floor WC**
- **Three first floor Bedrooms**
- **Loft room**
- **Gardens - Southerly facing rear**
- **Garden room**



Successfully selling property since 1948.

The Property Ombudsman

Vestibule: Meter cupboard, Coved ceiling, UPVC double glazed door, Open plan to:-

Lounge: 16'3" x 12'1" (4.95 m x 3.68 m) Beautiful feature period fireplace, TV point, Coved ceiling, UPVC double glazed bay window, Radiator.

WC: Low flush WC, Wash basin.

Dining Kitchen: 16'9" x 16'4" (5.11 m x 4.98 m) Modern fitted wall and base cupboard units with complementary worktops and breakfast bar, Built in oven and hob with extractor hood, Single drainer sink with mixer tap, Plumbed for washing machine, TV point, Wood effect laminate flooring, Recessed lighting, UPVC double glazed windows and door.

First Floor:

Landing: Staircase to second floor.

Bedroom 1: 16'2" x 10'4" (4.93 m x 3.15 m) Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 2: 11'8" x 11'3" (3.56 m x 3.43 m) Walk-in wardrobe, UPVC double glazed bay window, Radiator.

Bedroom 3: 7'10" x 7'0" (2.39 m x 2.13 m) UPVC double glazed window, Radiator.

Shower Room: Stunning modern three piece shower room comprising; Walk-in shower, Low flush WC, Pedestal wash basin, Tiled floor, UPVC double glazed window, Radiator.

Second Floor:

Second Floor Landing:

Loft: 14'11" x 10'9" (4.55 m x 3.28 m) Built in storage, Double glazed Velux window, Radiator.

Outside:

Front: Forecourt garden.

Rear: Southerly facing, A combination of patio and artificial lawn, Flowerbeds and borders.

Garden Room: Beautifully arranged as a bar/leisure space with light, power and water connected.

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)



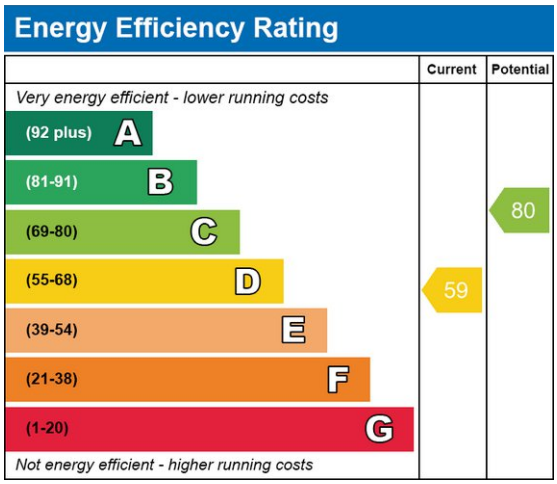








Directions: From our office on Red Bank Road take Warbreck Drive, directly opposite, and Daventry Avenue can be found second on the right.



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.



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Plan produced using PlanUp.

Daventry Avenue

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