



ROMAN JAMES
ESTATES



- Gorgeous Three Bedroom Semi Detached Home
- Lounge into Dining Area with Exposed Brick Chimney
- Fitted Kitchen, Three Good Sized Bedrooms
- Three Piece Bathroom with Corner Bath With Shower

Bromsgrove Avenue, Bispham, Blackpool, FY2

Offers In Excess Of £130,000

A BEAUTIFULLY BRIGHT & BRILLIANT SPACIOUS HOME - BAY FRONTED LOUNGE OPENING INTO A DINING AREA - PLAY ROOM - FITTED KITCHEN - THREE GOOD SIZED BEDROOMS - THREE PIECE BATHROOM WITH CORNER BATH - ENCLOSED AND SUNNY REAR GARDEN - RECENTLY INSTALLED GARAGE - OFF STREET PARKING - VIEWINGS RECOMMENDED



Property Description

HALL

Door into hallway, wood flooring, radiator and under stairs storage.

LOUNGE AREA

16' 1" x 10' 7" (4.91m x 3.25m) Double glazed bay window to front, fitted carpet, electric fire and radiator.

DINING AREA

14' 11" x 10' 1" (4.56m x 3.08m) Laminate flooring, radiator and feature exposed brick fire place. Door into;

PLAY ROOM

6' 11" x 10' 1" (2.13m x 3.08m) Door to rear, vinyl flooring, radiator and double glazed window to rear.

KITCHEN

17' 8" x 6' 1" (5.40m x 1.86m) A range of wall and base units with complimentary work surfaces over, stainless steel sink unit with mixer tap and drainer, free standing electric cooker, plumbing for washing machine, space for both fridge and freezer, wall mounted boiler, vinyl flooring and two double glazed windows to side. Door to side.

LANDING

Double glazed window to side, fitted carpet and access to all rooms.

BEDROOM ONE

15' 7" x 10' 2" (4.75m x 3.11m) Double glazed bay window to front, fitted carpet, radiator and fitted wardrobes with sliding doors.

BEDROOM TWO

14' 2" x 10' 3" (4.34m x 3.13m) Double glazed window to rear, fitted carpet and radiator.



BEDROOM THREE

7' 0" x 6' 3" (2.15m x 1.92m) Double glazed window to front, fitted carpet and radiator.

BATHROOM

A three piece suite comprising of low flush WC, pedestal wash hand basin and corner bath with electric shower over. Tiled flooring, radiator and double glazed opaque window to side and rear.

EXTERIOR FRONT

Beautiful Indian paving gives ample off street parking.

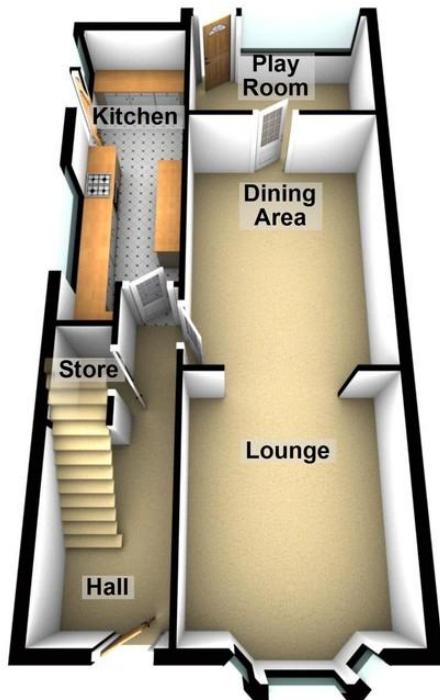
EXTERIOR REAR

Enclosed and comprising of crazy paving patio with a laid to lawn with flower and shrub borders. A built in outhouse is also on offer and gives perfect extra storage.

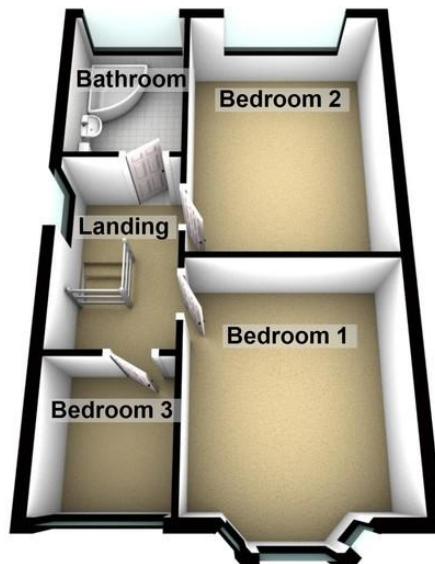
GARAGE

Recently erected and access is granted via a up and over door to front.

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements