



## 50 Sandhurst Avenue

Blackpool, FY2 9EB

- **Elevated mid terraced house**
- **Three bedrooms, Two reception rooms**
- **Double glazing, gas central heating**
- **No chain involved**

**£127,000**

EPC Rating '69'





50 Sandhurst Avenue, Bispham, Blackpool, FY2 9EB



## Property Description

Elevated three bedroom mid terraced house situated close to Bispham Village and all local amenities. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, three bedrooms to the first floor and family bathroom. The property also offers gas central heating and double glazing. The property does require some internal refurbishment and is offered with no ongoing chain. Tenure: Freehold. Council tax band: B EPC rating: C

### ENTRANCE HALL

Accessed via a uPVC front door. Stairs leading to the first floor accommodation.

### LOUNGE

13' 9" x 11' 0" (4.19m x 3.35m) Bay window to the front elevation. Coved ceiling. Living flame gas fire. Central heating radiator.



#### DINING ROOM

13' 4" x 11' 1" (4.06m x 3.38m) Bay window to the rear elevation. Central heating radiator.

#### KITCHEN

15' 7" x 5' 8" (4.75m x 1.73m) Galley style kitchen with a range of base & wall units and complimentary work top surfaces. Sink & drainer unit with mixer tap. There is Space for fridge/freezer and plumbed for an automatic washing machine. Double glazed window to rear and rear entrance door.

#### FIRST FLOOR LANDING

Doors lead off to all first floor rooms



#### BEDROOM ONE

13' 9" x 10' 0" (4.19m x 3.05m) Bay window to the front elevation. Central heating radiator. Fitted robe.

#### BEDROOM TWO

14' 1" x 10' 0" (4.29m x 3.05m) Window to the rear elevation. Central heating radiator.

#### BEDROOM THREE

7' 0" x 6' 8" (2.13m x 2.03m) Window to the front elevation. Central heating radiator.

#### BATHROOM

7' 6" x 6' 7" (2.29m x 2.01m) A three piece suite including a bath with shower over, WC and wash hand basin. There are part tiled walls, vinyl flooring, radiator and a built-in airing cupboard

#### EXTERNAL

To the rear of the property is an elevated paved garden with separate patio area which leads to a brick built outbuilding.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		

21 Caunce Street  
Blackpool  
Lancashire  
FY1 3LA

www.moveholmes.co.uk  
01253 928200  
enquiries@moveholmes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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