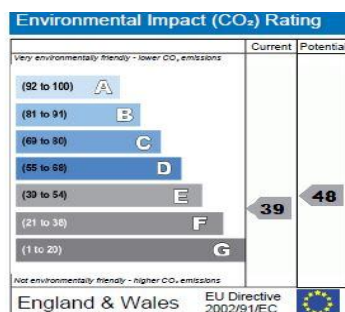
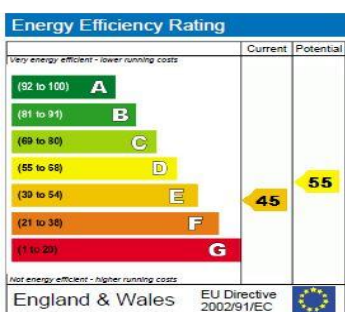




**1 St Michaels Road, Bispham, Blackpool, FY2 0LD**

**Price: £99,950**



- 2 Bed Semi-Detached Dormer Bungalow
- Lounge, Dining Room
- 2 Double Bedrooms
- Fitted Kitchen, Sun Room
- West Facing Rear Garden
- Off Road Parking, Garage
- Gas Central Heating

# 1 St Michaels Road, Bispham, Blackpool

## GROUND FLOOR

### ENTRANCE HALL

Window to front, stairs to first floor landing

### LOUNGE

14' 3" into bay x 12' 10" (4.34m x 3.91m)

PVCu double glazed walk-in bow window to front, gas fire set in feature surround, radiator, dado rail, decorative cornice style ceiling with ceiling rose



### DINING ROOM

Two windows to rear, fireplace, open plan to;

### KITCHEN

8' 11" x 9' 11" (2.72m x 3.02m)

Fitted with a matching range of base and eye level units with round edged worktops, stainless steel sink with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge and fridge/freezer, gas point for cooker, window to rear



### SUN LOUNGE

6' 3" x 3' 4" (1.91m x 1.02m)

Windows to rear and side

### SUN ROOM

10' 11" x 6' 9" (3.33m x 2.06m)

Window to side and to rear, door to garden



### SEPARATE WC

PVCu double glazed window to side, fitted with two piece suite comprising, wall mounted wash hand basin and low-level WC, tiled splashbacks

### FIRST FLOOR LANDING

PVCu obscure double glazed window to side, access to loft

### BEDROOM 1

8' 10" x 16' 3" (2.69m x 4.95m)

PVCu double glazed window to front, fitted wardrobes with hanging rail and shelving, radiator, access to eaves storage space



### BEDROOM 2

7' 11" x 10' 9" (2.41m x 3.28m)

PVCu double glazed window to rear, access to eaves storage space

### BATHROOM

6' 9" x 8' 2" (2.06m x 2.49m)

Fitted with three piece white suite comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC, half height tiling to all walls, PVCu obscure double glazed window to rear, radiator, airing cupboard with linen shelving housing wall mounted concealed gas combination boiler serving heating system and domestic hot water



# 1 St Michaels Road, Bispham, Blackpool

## GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

### APPROXIMATE AGE OF THE PROPERTY

### TENURE

The property is **Freehold**

### COUNCIL TAX

Band **"B"**

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

| Valuation Band | Council Tax 2012/13 | Council Tax 2013/14 | Council Tax 2014/15 |
|----------------|---------------------|---------------------|---------------------|
| A              | £1013.11            | £1015.05            | £1017.07            |
| <b>B</b>       | <b>£1181.97</b>     | <b>£1184.22</b>     | <b>£1186.59</b>     |
| C              | £1350.82            | £1353.40            | £1356.10            |
| D              | £1519.67            | £1522.57            | £1525.61            |
| E              | £1857.37            | £1860.92            | £1864.63            |
| F              | £2195.08            | £2199.27            | £2203.66            |
| G              | £2532.78            | £2537.62            | £2542.68            |
| H              | £3039.34            | £3045.14            | £3051.22            |

### PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Troycountry or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

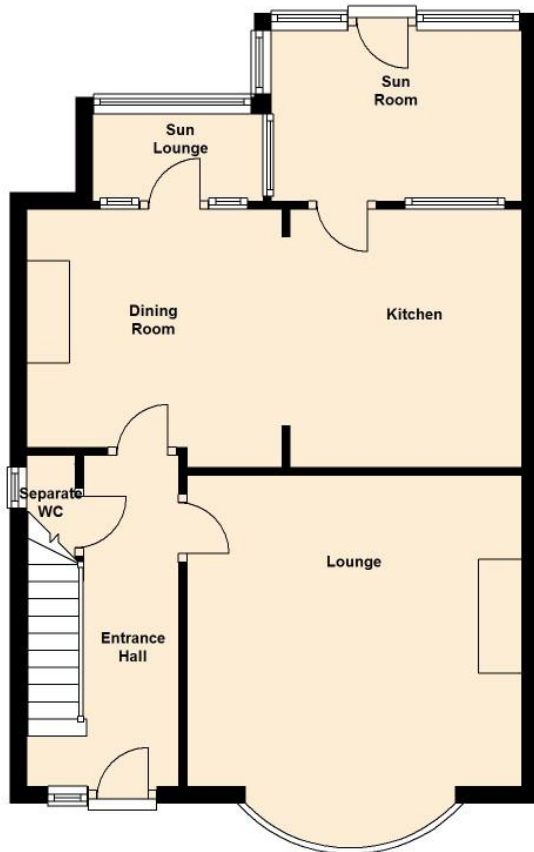
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# 1 St Michaels Road, Bispham, Blackpool

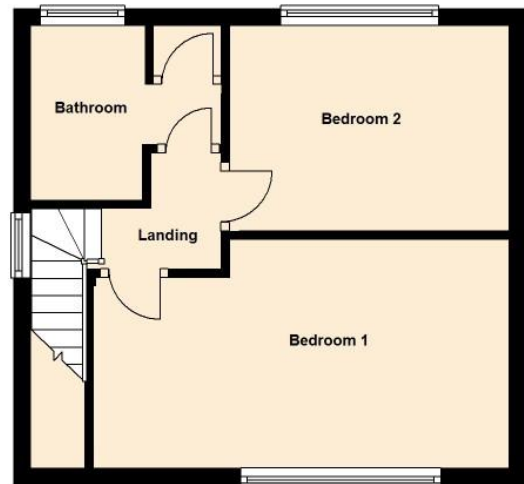
## Ground Floor

Approx. 45.0 sq. metres (484.6 sq. feet)



## First Floor

Approx. 27.1 sq. metres (291.4 sq. feet)



Total area: approx. 72.1 sq. metres (776.0 sq. feet)

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