



16 Gregory Avenue, Bispham,
Blackpool, FY2 9DR

£129,950

***** Extended Semi-Detached Home near Bispham Village *****

This well-presented extended semi-detached property offers fantastic potential for modernisation, allowing you to add value and personalise it to your taste.

Featuring three bedrooms, three reception rooms—ideal for flexible living or a home office—along with a fitted kitchen, bathroom, and separate WC.

Situated in a quiet cul-de-sac just 0.4 miles from Bispham Village, you'll enjoy easy access to a wide range of local shops and amenities in a peaceful residential setting.

- **THREE bedrooms**
- **THREE reception rooms**
- **Kitchen**
- **Bathroom; Separate WC**
- **UPVC double glazing; Gas central heating**
- **Parking PLUS garage**
- **Needs modernisation**
- **No chain**



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Vestibule: Meter cupboard, Quarry tiled floor, UPVC double glazed front doors.

Hall: Staircase, UPVC double glazed window, Double radiator.

Ground Floor WC: Low flush WC, Wash basin, Half tiled walls, UPVC double glazed window.

Dining Room: 13'2" x 11'3" (4.01 m x 3.43 m) Fitted gas fire, Coved ceiling, UPVC double glazed window.

Kitchen: 13'2" x 8'5" (4.01 m x 2.57 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Sink, Tiled splashback, Two UPVC double glazed windows, Double radiator.

Breakfast Room/Office: 12'0" x 6'9" (3.66 m x 2.06 m) Two UPVC double glazed doors, UPVC double glazed window.

First Floor:

Landing: Built in airing cupboard, Second built in cupboard, Loft access, UPVC double glazed window.

Bedroom 1: 12'4" x 11'2" (3.76 m x 3.40 m) Fitted wardrobe with vanity dresser, UPVC double glazed bay window, Radiator.

Bedroom 2: 13'1" x 10'4" (3.99 m x 3.15 m) Fitted wardrobes, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 3: 8'1" x 7'2" (2.46 m x 2.18 m) UPVC double glazed window, Radiator.

Bathroom: Comprising; Cast iron bath with overhead electric shower unit, Pedestal wash basin, Half tiled walls, UPVC double glazed window.

Separate WC: Low flush WC, UPVC double glazed window, Half tiled walls.

Outside:

Front: Lawned with flowerbeds.

Rear: Lawned, Flowerbed to border, Excellent level of privacy.

Garage: Detached brick garage.

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 - C £2126.41 (2025/26)

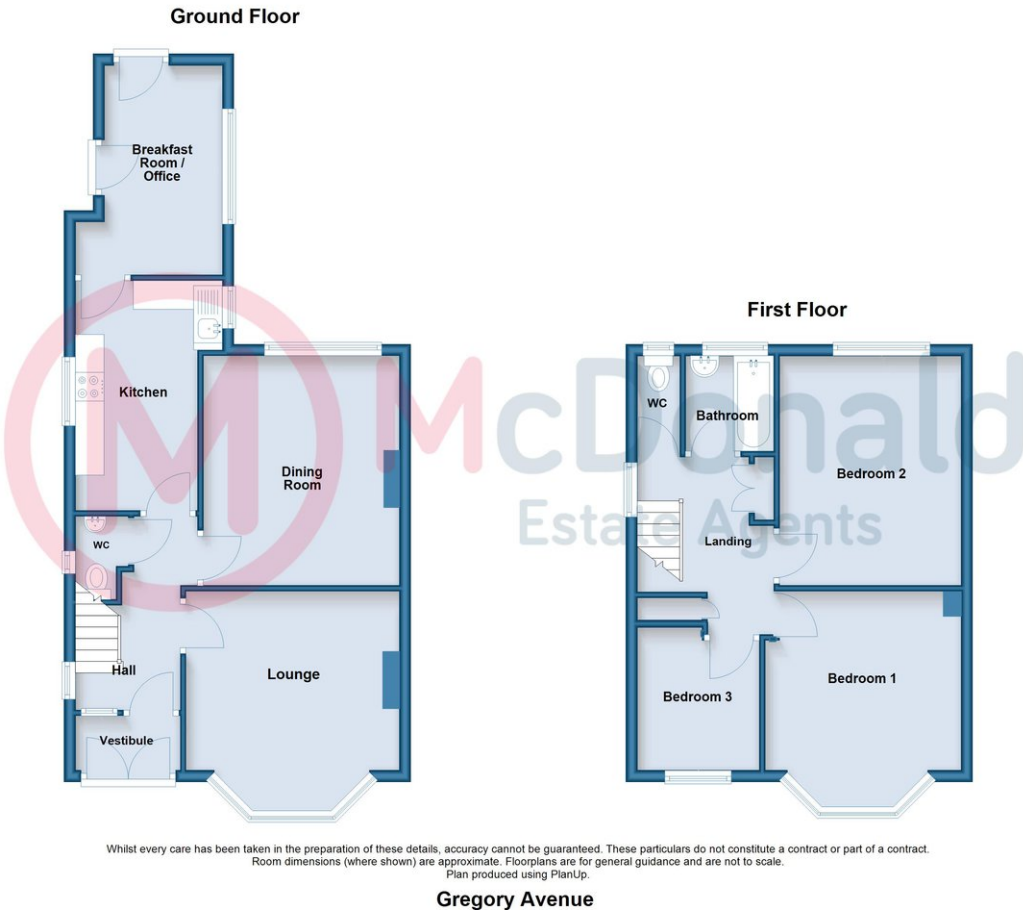


Directions: From our office on Red Bank Road proceed inland, at the roundabout turn left into Devonshire Road. Take the first on your left into Salwick Ave . At the end of this continue over the road (bearing left) into Everest Drive and Gregory Avenue is the second on the right.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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