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

19 Bishopsgate, Blackpool, FY3 7UP

£72,950



An immaculately presented first-floor, purpose-built apartment, offering spacious and well-maintained accommodation throughout.
The property features a large lounge with two bay windows positioned on different elevations, creating a bright and welcoming living space with an abundance of natural light.
There is also a generous double bedroom, a fitted dining kitchen and a modern three-piece shower room.
Additional benefits include double glazing, electric heating and communal parking with ample spaces available for residents.



This lovely turn-key home is ready for immediate occupation and would make an ideal choice for those seeking a well-presented, low-maintenance property.



- **1 DOUBLE bedroom**
- **LARGE lounge**
- **FITTED kitchen**
- **Shower room**
- **Double glazing**
- **Electric heating**
- **NO CHAIN**

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Ground Floor:

Communal Entrance / Hallway: Security intercom, Staircase to first floor.

First Floor:

Private Entrance.



Hall: Electric storage heater, Wooden effect laminate flooring, Large storage cupboard also housing hot water cylinder.

Lounge: 15'9" x 15'2" (4.80 m x 4.62 m) Two large double glazed bay windows giving ample natural light, Electric storage heater, Coved ceiling.

Kitchen: 8'3" x 8'0" (2.51 m x 2.44 m) Modern fitted wall and base cupboard units, Complimentary role edge work tops, Plumbed for automatic washer, Double glazed window, Built in newly purchased (July 26) Oven and a hob with extractor hood, Tiled splashback, Colour co-ordinated sink,



Bedroom 1: 12'6" x 9'0" (3.81 m x 2.74 m) Double glazed window, Electric storage heater.

Shower Room: Modern three peice shower room comprising large shower cubicle, Pedestal wash hand basin & Low flush Wc, Tiled walls and floor, Heated towel rail / radiator.

Outside: Communal gardens, Mainly lawned with established flowered beds.

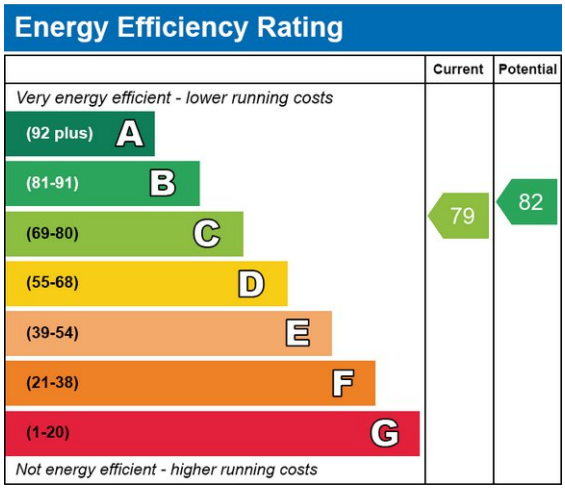
Parking: Ample communal parking for residents which is set back from the road.

Heating: Electric heating (NOT TESTED)

Tenure: We are informed the property is Leasehold, with a long 999year lease which started in 1997. Service charges are currently £1382.34 per annum (charges up to March 2027 are already paid). Ground rent £35 per annum. Interested parties should seek clarification from their solicitor.

Council Tax: Tax band A / Charges are £1675.48 for 2026/7

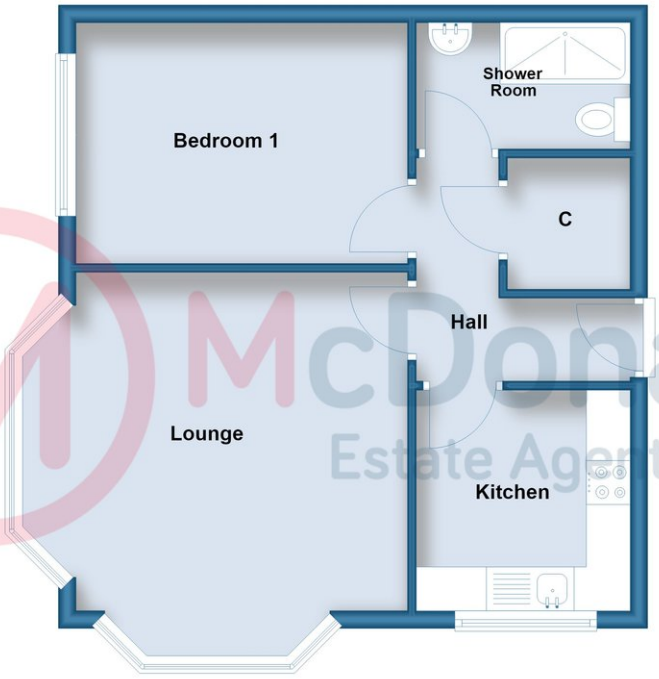
Directions: From the main roundabout a St. Walburgas Road / Poulton Road and Bispham Road (nr Mowbray Drive), head inland along Poulton Road. Tal ethe second right into Dinmore Avenue and immediately left into Yew Tre Road. Straight ahead is Bishopsgate and the apartment block on your right.



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.

Ground Floor



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Plan produced using PlanUp.

Bishopsgate

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