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

9 Ashley Close, Bispham, FY2 0RF



Reduced for Quicker Sale

£235,000

Quietly tucked away in a most prestigious location just off Devonshire Road, this Detached True Bungalow is ready to walk into whilst still offering a blank canvas for you to really make your own. Extended to the rear with a Conservatory, the property also boasts a South Westerly facing back garden and a fantastic double Garage. Superb potential.



- **Lounge**
- **Dining kitchen**
- **Two Bedrooms**
- **Conservatory**
- **UPVC double glazing**
- **Gas central heating**
- **Gardens - South Westerly facing rear**
- **Double Garage**



Award winning property sales since 1948.

The Property Ombudsman

Vestibule: Meter cupboards, UPVC double glazed door.

Hall: Loft access, Picture rail, Radiator.

Lounge: 14'4" x 10'11" (4.37 m x 3.33 m) Feature fireplace, TV point, Radiator, UPVC double glazed doors to:-

Conservatory: 11'3" x 10'7" (3.43 m x 3.23 m) Tiled floor, UPVC double glazed windows and doors.

Dining Kitchen: 17'5" x 11'0" (5.31 m x 3.35 m) Wall and base cupboard units with complementary roll edge worktops, Split level oven and hob with extractor, Single drainer stainless steel sink with mixer tap, Plumbed for washing machine and dishwasher, UPVC double glazed window, Radiator.

Bedroom 1: 15'5" x 11'10" (4.70 m x 3.61 m) UPVC double glazed bay window, Radiator.

Bedroom 2: 10'0" x 8'10" (3.05 m x 2.69 m) Fitted wardrobes, UPVC double glazed window, Radiator.

Bathroom: Panelled bath with shower over, Pedestal wash basin, Low flush WC, Tiled walls, Inset lighting, UPVC double glazed window, Radiator.







Outside:

Front: Mature rock garden style, Mainly laid to gravel.

Rear: Southerly facing rear garden, Mainly paved with raised flower, shrub and hedge borders, Access to garage.

Parking: Private drive leading to a large brick built double garage (over 22' x 17') with an electric up and over door, Power and light and a WC.

Heating: Gas central heating (NOT TESTED).

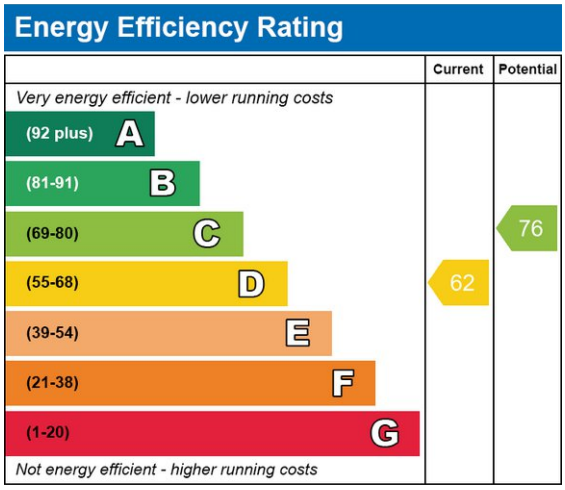
Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

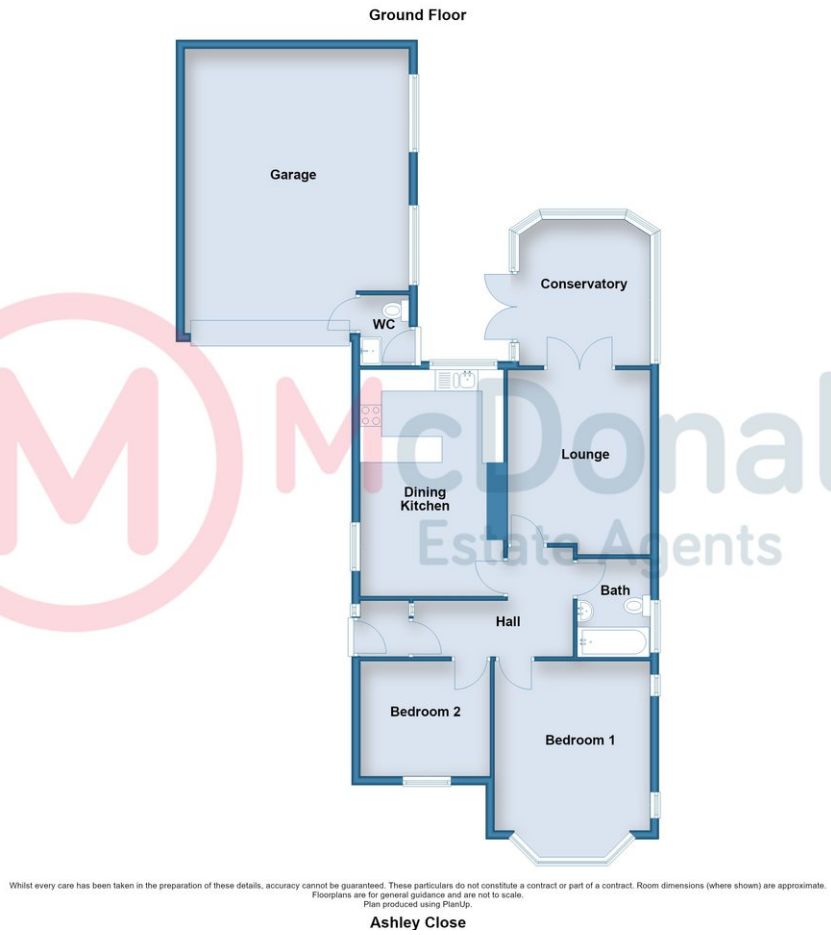
Council Tax: Band - D £2513.22 (2026/27)

Directions: From our office on Red Bank Road travel inland until reaching the roundabout with Devonshire Road, take the last exit into Devonshire Road. Ashley Close is the first right after the Golf Course.

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.





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