



### Fylde Coast Property Hub

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66 Fitzroy Road, Bispham, Blackpool,  
FY2 0RL

**£114,950**

This semi-detached home is in need of renovation, offering a fantastic opportunity for investors or developers to add significant value.

The property features three bedrooms, a spacious through lounge, a kitchen-diner, and a bathroom with a separate WC. Set on an impressive plot, it benefits from generous outdoor space, off-street parking, and a garage.

Offered with no onward chain.

- THREE bedrooms
- Through lounge
- Kitchen / Diner
- Bathroom
- Separate Wc
- UPVC double glazing
- Gas central heating
- Gardens (OVER 40ft to rear)
- \*Garage (requires repair/replacement)
- Requires modernisation



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## Open Porch.

**Hall:** Composite double glazed front door, Meter cupboard, Staircase, UPVC double glazed window, Radiator.

**Lounge:** 12'8" x 12'8" (3.86 m x 3.86 m) Fitted gas fire with tiled surround, UPVC double glazed bay window, Double radiator. Open directly to:-

**Dining Area:** 9'11" x 9'1" (3.02 m x 2.77 m) UPVC double glazed window, Radiator.

**Dining Kitchen:** 9'10" x 9'7" (3.00 m x 2.92 m) Fitted wall and base cupboards, Complementary roll edge worktops, One and a half bowl colour coordinated sink, Half tiled walls, Combi gas central heating boiler, UPVC double glazed window and rear door.



## First Floor:

**Landing:** Built in storage cupboard, UPVC double glazed window.

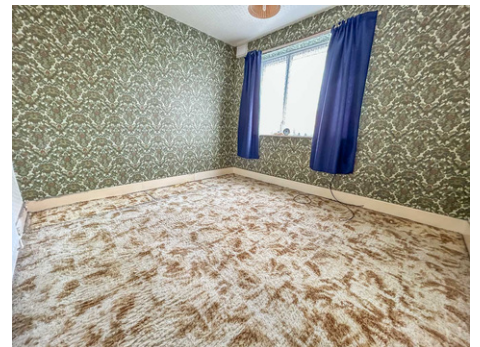
**Bedroom 1:** 12'8" x 10'10" (3.86 m x 3.30 m) Built in wardrobes, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 10'10" x 10'0" (3.30 m x 3.05 m) UPVC double glazed window, Radiator.

**Bedroom 3:** 9'11" x 8'0" (3.02 m x 2.44 m) Built in cupboard, UPVC double glazed window, Radiator.

**Bathroom:** Comprising; Panelled bath with shower attachment, Vanity wash basin, Half tiled walls, UPVC double glazed window, Radiator.

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



## Outside:

**Front:** Mostly paved for ease of maintenance

**Rear:** Mainly paved, Over 40' in length.

**Garage:** Detached concrete sectional garage with an up and over door.



**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 - B £1954.73 (2026/27)



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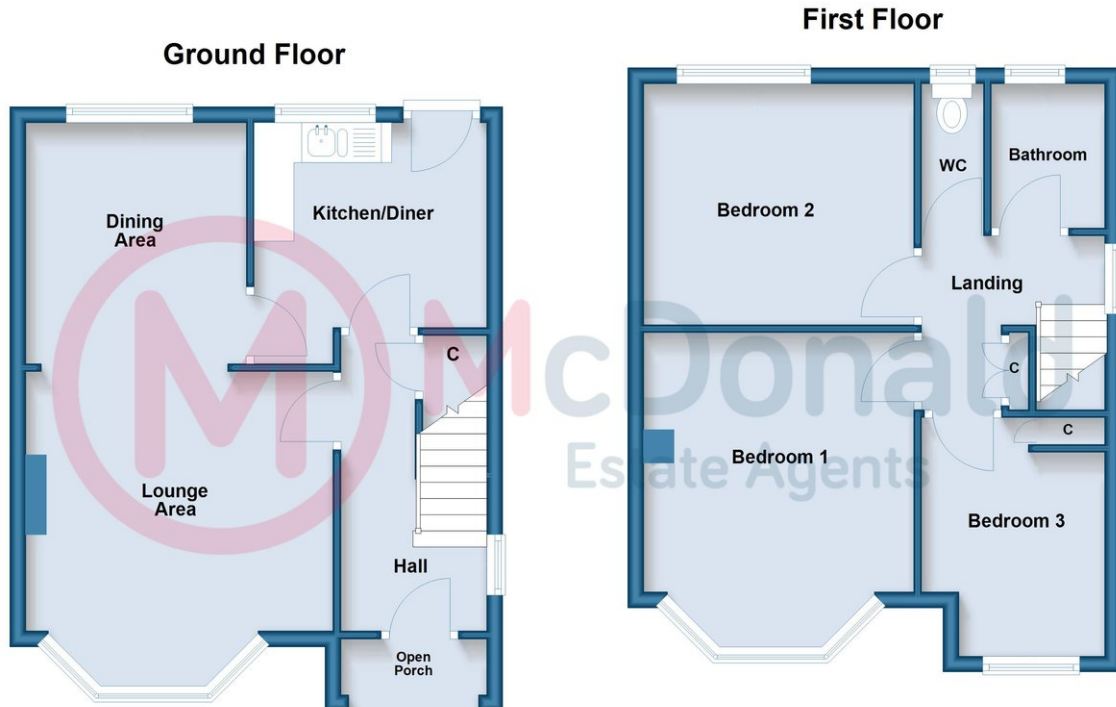


**Directions:** Travel inland along Red Bank Road taking the fourth turning at the roundabout into Devonshire Road, then take the third left into Galway Avenue and finally second right into Fitzroy Road.

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



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Plan produced using PlanUp.

**Fitzroy Road**

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