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

8 Countess Crescent, Bispham, Blackpool, FY2 9LQ



£199,950

In a FANTASTIC location, not only being less than 500m from both Red Bank Road and the seafront, but also boasting a Southerly facing rear which faces on to North Shore golf course. The property affords really nicely proportioned accommodation to include a Through Lounge over 26' in length, TWO Conservatories and a Study, plus three first floor Bedrooms and a Loft/Hobby room. Sold with NO ONWARD CHAIN.



- **Through Lounge - over 26'**
- **TWO Conservatories**
- **Kitchen**
- **Ground floor WC**
- **Study**
- **Three Bedrooms**
- **Loft/Hobby room**
- **Southerly facing rear**
- **Open aspects**



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Vestibule: Meter cupboard, UPVC double glazed door.



Hall: Coved ceiling, Radiator.

WC: Low flush WC, Wash basin, UPVC double glazed window, Radiator.

Through Lounge: 26'7" x 11'0" (8.10 m x 3.35 m) Lovely feature stone finish fireplace, Coved ceiling, TV point, Two Radiators, UPVC double glazed bay window, UPVC double glazed window and door to:-



Conservatory: 14'0" x 8'3" (4.27 m x 2.51 m) Two radiators, UPVC double glazed windows and door to the rear garden.

Kitchen: 9'2" x 7'0" (2.79 m x 2.13 m) Wall and base cupboard units with complementary worktops, Single drainer stainless steel sink with mixer tap, Gas cooker point with extractor over, Plumbed for washer, UPVC double glazed window.

Conservatory: 8'8" x 7'0" (2.64 m x 2.13 m) UPVC double glazed windows and door.

First Floor:



Landing: Walk in cupboard housing gas central heating boiler, Staircase to loft, UPVC double glazed leaded window.

Bedroom 1: 11'2" x 10'5" (3.40 m x 3.17 m) TV point, UPVC double glazed bay window, Radiator.

Bedroom 2: 11'0" x 10'5" (3.35 m x 3.17 m) Built in wardrobes, TV point, UPVC double glazed window, Radiator.

Bedroom 3: 11'7" x 7'0" (3.53 m x 2.13 m) TV point, UPVC double glazed window and door, Radiator.



Bathroom: Comprising; Panel bath with shower over, Vanity wash basin, Low flush WC, UPVC double glazed window, Radiator.

Loft / Hobby Room: 16'9" x 13'2" (5.11 m x 4.01 m) Double glazed Velux window.

Outside:

Front: Laid to lawn with established borders.

Rear: A mature Southerly facing rear garden, laid to lawn with a patio area and established trees and shrubs.



Parking: Brick Garage and private driveway.

Heating: Gas central heating (NOT TESTED)

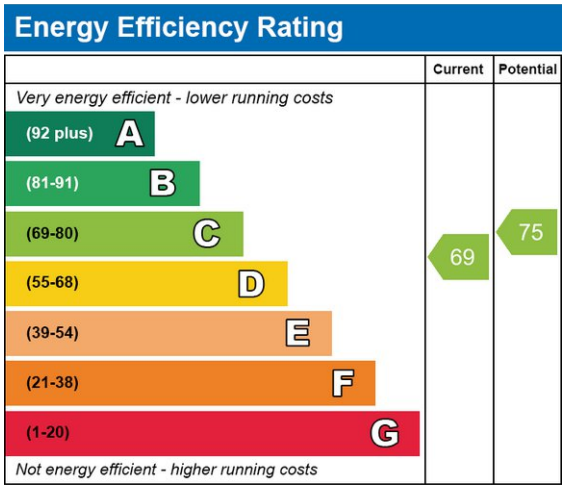
Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

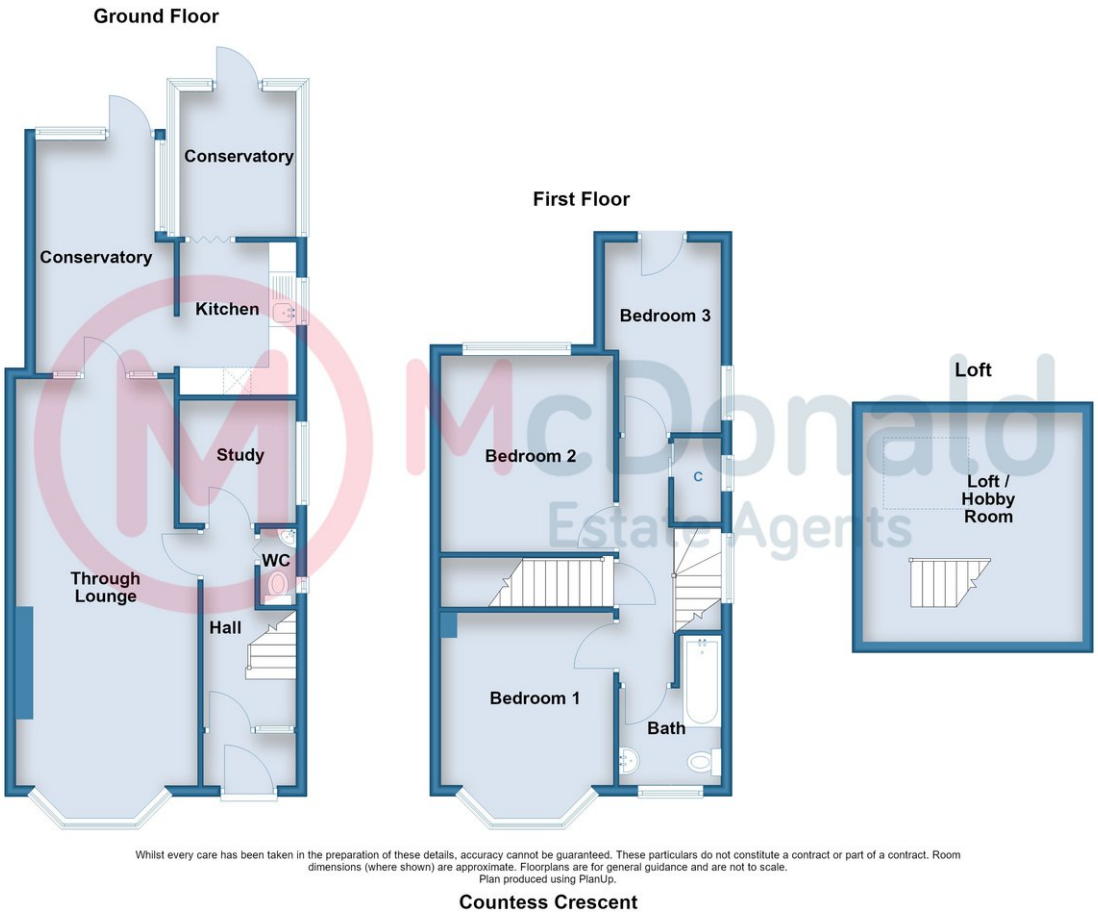
Council Tax: Band - C £2233.97 (2026/27)

Directions: From our office on Red Bank Road, proceed directly south along Warbreck Drive, Countess Crescent is the third turning on the left.

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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