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

First Floor Flat, 96 Cornwall Avenue, Bispham, Blackpool, FY2 9QL



£84,950

This first-floor apartment has benefited from some recent improvements and offers particularly spacious accommodation, briefly comprising TWO bedrooms, a separate lounge, a fitted DINING kitchen and a bathroom.

Unusually, the property benefits from TWO separate/alternative entrances, together with the invaluable addition of a private garage (although this does require some repair).

Further benefits include gas central heating, UPVC double glazing and a convenient location just 0.2 miles from the SEAFRONT. Offered for sale with NO ONWARD CHAIN.



- **TWO bedrooms**
- **Lounge**
- **Dining kitchen**
- **UPVC double glazed window**
- **Gas central heating**
- ***Garage**
- **NO CHAIN**



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Communal Entrance to:

Vestibule: Communal entrance, Door to staircase to:-

First Floor:

Landing: Second staircase for alternative access, leading to the rear

Lounge: 15'6" x 11'9" (4.72 m x 3.58 m) Feature fireplace with fire surround and complementary marble inset and hearth, Coved ceiling, Picture rail, UPVC double glazed bay window.

Bedroom 1: Coved ceiling, Picture rail, UPVC double glazed window, Radiator.

Bedroom 2: 8'5" x 7'8" (2.57 m x 2.34 m) Coved ceiling, Picture rail, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with overhead shower unit, Pedestal wash basin, Low flush WC, Built in storage cupboard, Tiled walls, UPVC double glazed window, Radiator.

Dining Kitchen: 9'6" x 8'4" (2.90 m x 2.54 m) Fitted wall and base cupboard units, Complementary roll edge worktops, Stainless steel sink, Storage cupboard housing gas central heating boiler with UPVC double glazed window, Radiator, UPVC double glazed window.

Outside: Communal gardens via right of way for the first floor flat.

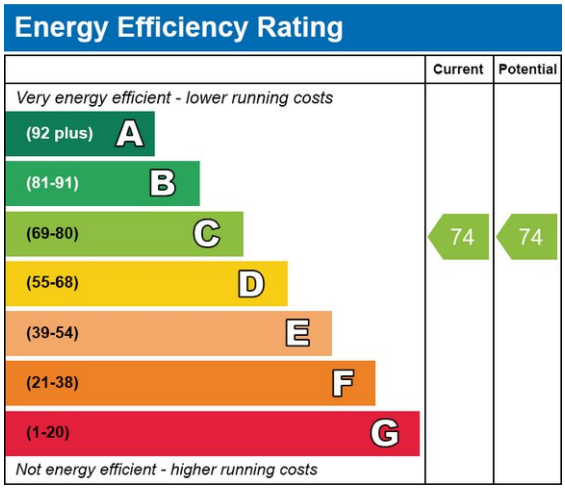
Garage: Brick garage with an up and over door, (REQUIRES REPAIR)

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold; 999 years from 08/08/2009. Prospective purchasers should seek clarification of this from their Solicitors.

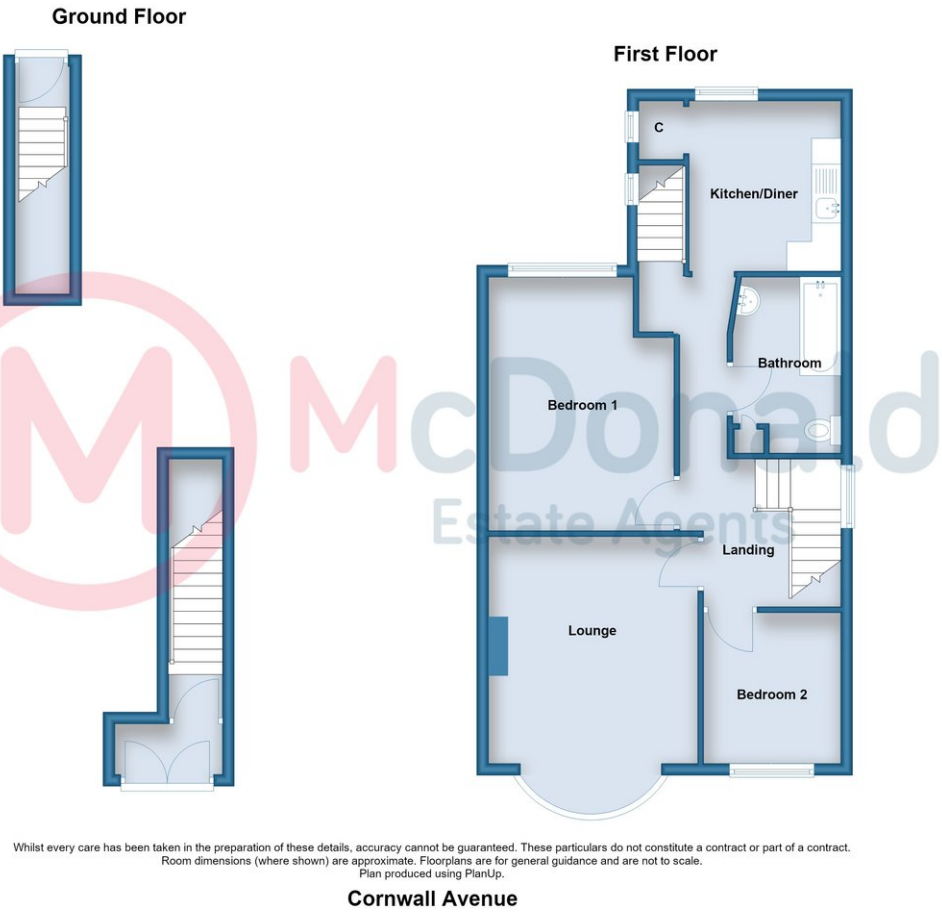
Council Tax: Band - A £1675.48 (2026/27)

Directions: From our office take Warbreck Drive heading south, turn fourth left into Lowther Avenue and at the bottom turn left into Cornwall Avenue.



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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