



ROCKINGHAM ROAD, BISPHAM FY2

OFFERS IN THE REGION OF £95,000

A bay fronted mid of three garden terraced house situated in a much sought after residential location close to North Shore Golf Course. Bispham village is only a short drive away. The property would benefit from some refurbishment particularly to the kitchen but is generally very well presented. Briefly comprises, hall, open plan lounge/dining room, fitted kitchen, three bedrooms, shower room, upvc double glazing, gas central heating, gardens, sunny westerly aspect to the rear.



GROUND FLOOR

Hallway: Upvc double glazed main entrance door with stained leaded glass, upvc double glazed window, radiator.

Lounge/Diner: 23' 10" x 10' 3" (7.26m x 3.12m)
Open plan lounge and dining room, modern fireplace with living flame fire, upvc double glazed bay window to front and half bay window to rear elevation, radiator.

Kitchen: 19' 5" x 7' 5" (5.91m x 2.26m)
Measured to widest points, fitted wall and base units, stainless steel sink unit, two upvc double glazed windows, radiator.



FIRST FLOOR

Bedroom: 12' 4" x 10' 0" (3.76m x 3.05m)

Upvc double glazed bay window, fitted wardrobes, radiator.

Bedroom: 9' 7" x 9' 3" (2.92m x 2.82m)

Upvc double glazed window, radiator.

Bedroom: 6' 9" x 6' 0" (2.06m x 1.83m)

Upvc double glazed window, radiator.

Shower Room: 6' 1" x 5' 0" (1.85m x 1.52m)

A modern fitted shower room with a corner cubicle shower, pedestal wash hand basin and low flush WC. Fully tiled walls, heated towel rail, upvc double glazed window. Heated towel rail.

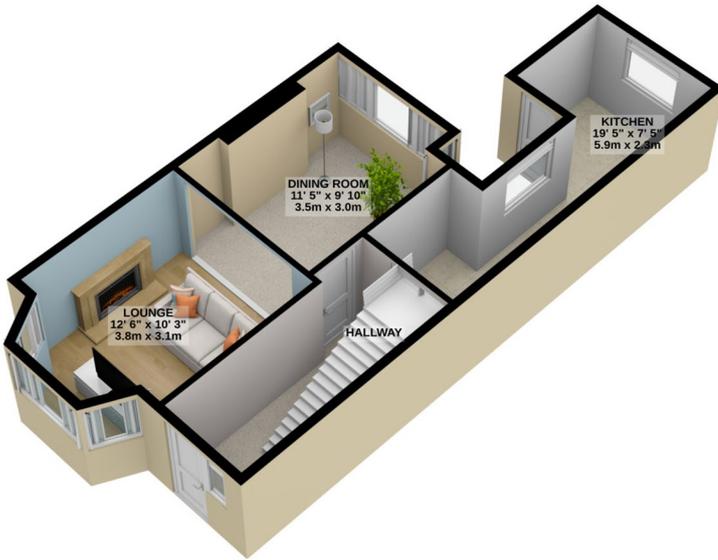
OUTSIDE

Front Garden: With planted borders and path.

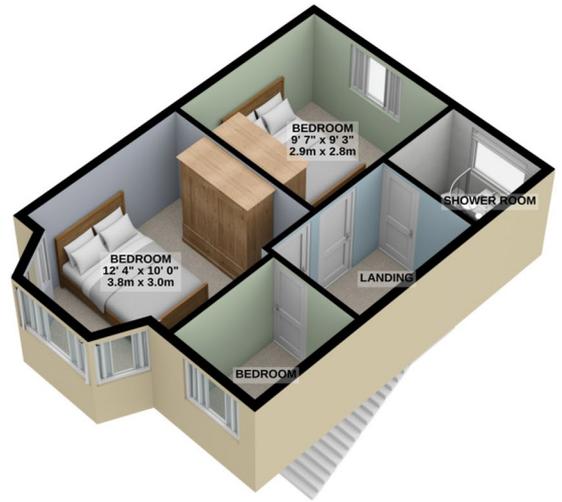
Rear Garden: Mainly paved with planted borders. Sunny westerly aspect.



GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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ENERGY PERFORMANCE CERTIFICATE**



MCKENZIE
THE REAL ESTATE AGENT

**78 TOPPING STREET
BLACKPOOL FY1 3AD**

01253 499007

MCKENZIEESTATES.CO.UK

INFO@MCKENZIEESTATES.CO.UK

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