



23 Carlin Gate, Bispham, Blackpool,
FY2 9QU

£219,950

Substantial **FOUR** bedroom semi-detached property, offering ample family sized accommodation over three floors. To the ground floor you will find a cosy lounge, generous kitchen open to the dining room, utility area with W/C and access to the garage. The first floor offers four spacious bedrooms and bathroom, with the second floor providing a fifth bedroom.

Located just 0.1 mile from the Promenade and 0.9 miles from Bispham Village with it's wealth of amenities.

- **FOUR** bedrooms **PLUS** loft room
- Semi-Detached
- Ground floor W/C
- Generous room sizes
- Garage
- Corner plot

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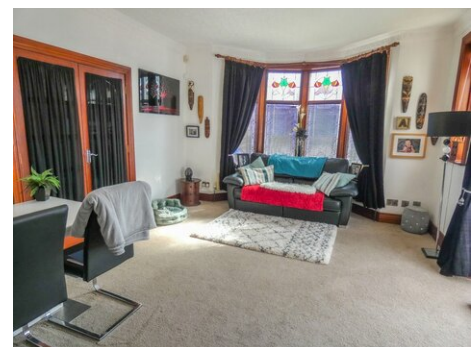
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Porch: Tiled flooring.

Hall: Built in storage, Understairs storage, Coved ceiling, Double radiator.

Lounge: 16'5" x 15'1" (5.00 m x 4.60 m) Gas fire with marble effect inset and hearth and wooden surround, Double glazed bay window, Double radiator, Double doors to:-

Dining Room: 17'9" x 13'5" (5.40 m x 4.10 m) Double glazed patio doors to rear garden, Double glazed bay window to the side, Two double glazed windows to the rear, Radiator.

Kitchen: 21'0" x 9'10" (6.40 m x 3.00 m) Fitted wall and base cupboard units with complementary worktops and breakfast bar, Stainless steel sink and drainer with mixer tap, Gas cooker with extractor over, Integrated dishwasher, Space for American fridge freezer, Tiled flooring, Side door to garden, Double glazed window, Radiator.

Utility Room: Space for washing machine, door to garage.

WC: Low flush WC, Wash basin, Window.



First Floor:

Bedroom 1: 16'5" x 14'5" (5.00 m x 4.40 m) Double glazed bay window, Two single glazed windows to side, Radiator.

Bedroom 2: 17'9" x 13'5" (5.40 m x 4.10 m) Double glazed bay window to the side, Two single glazed windows to rear, Double radiator.

Bedroom 3: 9'2" x 8'6" (2.80 m x 2.60 m) Double glazed window, Radiator.

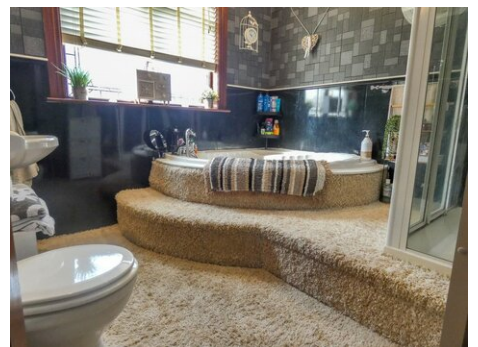
Bathroom: Bathroom suite comprising; Corner bath, Separate shower cubicle, Low flush WC, Wash basin, Part tiled walls, Double glazed window, Double radiator.



Second Floor:

Landing: UPVC double glazed window to side, window into bedroom.

Bedroom 4: 16'5" x 8'10" (5.00 m x 2.70 m) Two Velux windows, Double glazed window, Single and double radiator.



Outside:

Front: Lawned front garden with a brick paved path.

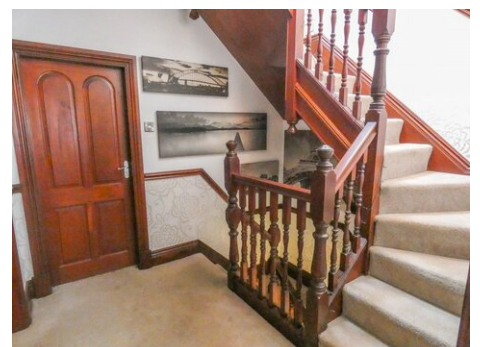
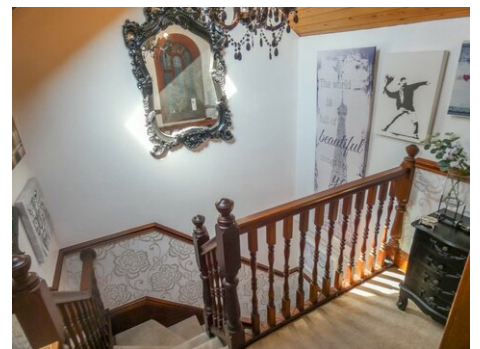
Side/Rear Garden: Gravelled side garden with a brick paved patio.
Driveway to the side leading to garage and rear yard.

Garage: Integral garage with an up and over door, Light and power.

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 £2126.41 (2025/26)

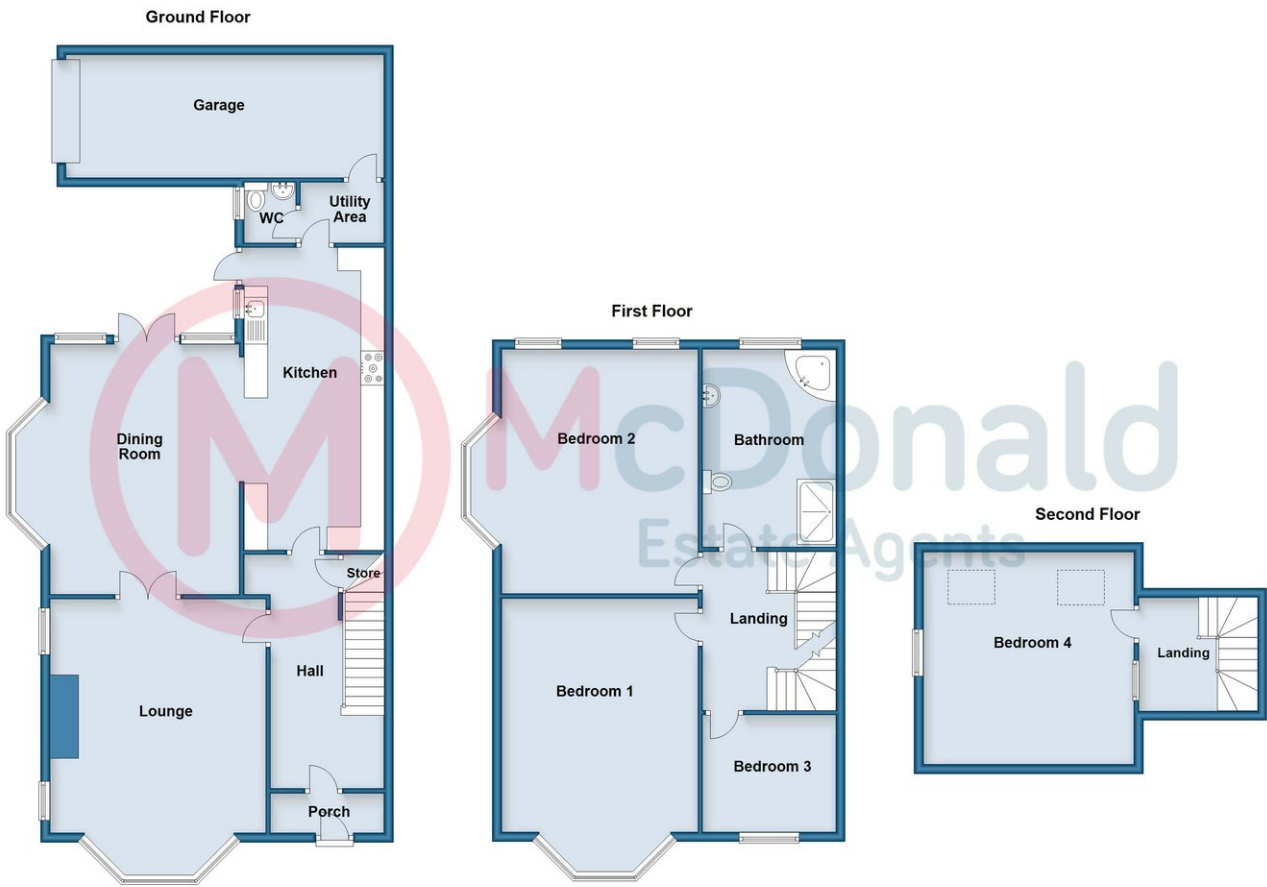


Directions: Take Red Bank Road and proceed towards the sea front and turn left into Queens Promenade, Carlin Gate is the seventh turning on the left.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Carlin Gate

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