



41 Coriander Close, Bispham,
Blackpool, FY2 0WE

£162,500

Tucked away in a cul-de-sac area forming part of the always sought after Carleton Lodge Farm development, a much improved **THREE BEDROOM** Mid Mews home. Sat in a lovely position with a South westerly facing rear Garden, 41 offers immaculately presented throughout - Needs to be seen !

- Lounge
- Dining Kitchen
- Ground floor WC
- Three Bedrooms
- Modern Bathroom
- UPVC double glazing
- Gas central heating
- Gardens - South Westerly facing rear
- Two parking spaces



McDonald
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Hall: Double glazed door, Laminate wood flooring, Under stairs storage, Radiator.

Ground Floor WC: Low flush WC, Corner wall mounted sink, UPVC double glazed window, Radiator.

Dining Kitchen: 15'3" x 7'2" (4.65 m x 2.18 m) Fitted wall and base cupboard units with complementary roll edge worktops and breakfast bar, Single drainer sink with mixer tap, Built in oven and hob with extractor hood, Plumbed for washing machine, UPVC double glazed window, Radiator.

Lounge: 13'10" x 11'1" (4.22 m x 3.38 m) Laminate wood flooring, TV point, UPVC double glazed French doors and windows to rear garden, Radiator.

First Floor:

Landing: Loft access, Airing cupboard.

Bedroom 1: 13'4" x 11'4" (4.06 m x 3.45 m) Built in wardrobes, UPVC double glazed windows, Radiator.

Bedroom 2: 9'3" x 7'3" (2.82 m x 2.21 m) UPVC double glazed window, Radiator.

Bedroom 3: 7'3" x 6'4" (2.21 m x 1.93 m) UPVC double glazed window, Radiator.

Bathroom: Stunning, modern three piece bathroom suite comprising; Panelled bath with shower over, Pedestal wash basin, Low flush WC, Tiled walls and floor, Towel heater radiator.

Outside:

Front: Open plan front.

Rear: A lovely South-Westerly facing garden, laid to tiling and gravelled areas, Shed, Gated rear access.

Parking: Two private parking spaces.

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)

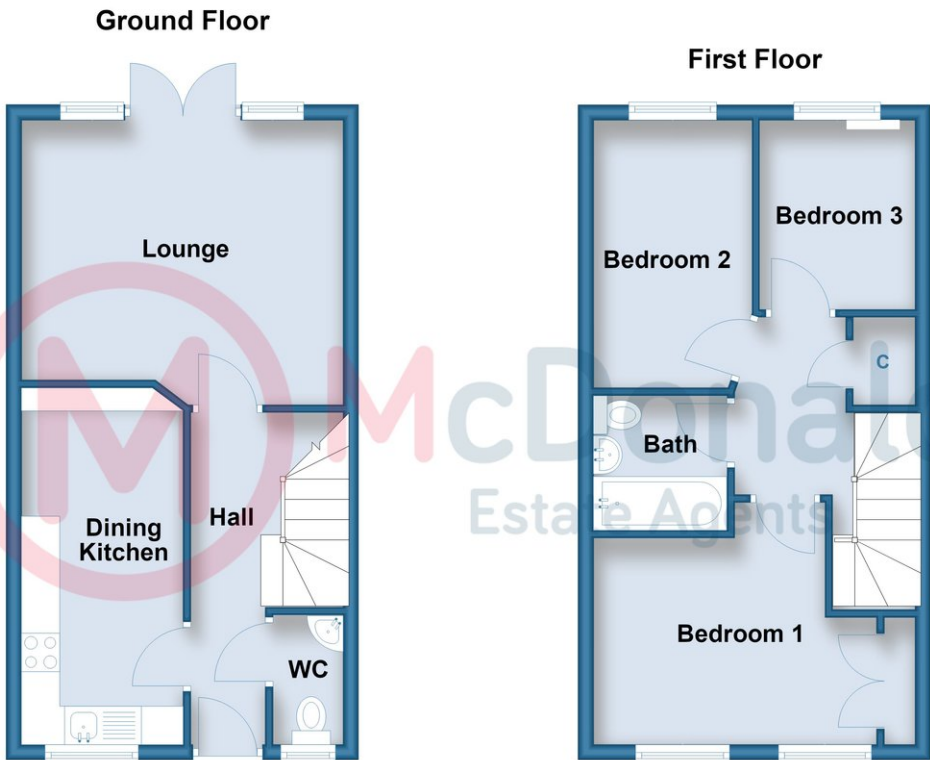


Directions: From our office on Red Bank Road proceed inland to the main roundabout and take the third turning into Bispham Road. Continue along and take the second turning on your left into Moor Park Avenue. Proceed to the mini roundabout and then turn right into Tarragon Drive. Coriander Close is at the back of the development.

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		79
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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 Plan produced using PlanUp.

Coriander Close

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