



65 Bryning Avenue, Bispham

Blackpool

Offers Over £325,000

65 Bryning Avenue

Bispham, Blackpool

This beautifully presented three-bedroom detached bungalow is ideally situated in the heart of Bispham, offering convenient access to local amenities, transport links and reputable schools, as well as being within close proximity to the promenade and the beach. Upon entering the property, you are welcomed by an inviting entrance vestibule which leads into a spacious hallway, providing access to the main living areas. The well-proportioned lounge offers a comfortable space for relaxation, while the modern kitchen and dining room are thoughtfully designed for both every-day family meals and entertaining guests. The property features two generous double bedrooms on the ground floor, each finished to a high standard, along with a stylish and contemporary family bathroom. The conservatory, accessed directly from the kitchen, provides a bright and airy additional living space, perfect for enjoying natural light throughout the day. Stairs from the hallway lead to the upper floor, where you will find a versatile office/living area, an additional well-sized bedroom and a convenient en-suite bathroom, making this level ideal for guests or as a private retreat. The property benefits from a large north-west facing rear garden, complemented by a detached garage and a separate utility room, providing ample storage and functional space. Off-street parking is available via a private driveway with capacity for two vehicles, offering both security and convenience. This freehold bungalow has been maintained to an excellent standard, combining comfort, practicality and an enviable location in one of Bispham's most sought-after residential areas. The flexible layout, quality finishes and thoughtful design make this property an ideal choice for families, downsizers or professionals seeking a move-in ready home with excellent local connections. Early viewing is highly recommended to fully appreciate the generous accommodation and exceptional presentation on offer.

Council Tax band: D

Tenure: Freehold

- Beautifully presented 3 Bedroom Bungalow in the heart of Bispham close to local amenities, transport links and schools. Close proximity to the promenade and the beach.
- Entrance Vestibule leading to the Hallway, Lounge, 2 Double Bedrooms, Family Bathroom, Kitchen/Dining Room and the Conservatory.
- Stairs leading to the Office, additional Bedroom and the En-suite.





Entrance Vestibule

3' 7" x 5' 4" (1.10m x 1.63m)

Hallway

14' 6" x 5' 3" (4.43m x 1.61m)

Lounge

14' 1" x 13' 0" (4.30m x 3.95m)

Bedroom 1

12' 8" x 12' 4" (3.86m x 3.76m)

Bedroom 2

12' 0" x 11' 7" (3.66m x 3.54m)

Bathroom

6' 3" x 9' 7" (1.90m x 2.92m)

Kitchen/Dining Room

11' 11" x 19' 6" (3.62m x 5.95m)

Conservatory

7' 8" x 18' 6" (2.33m x 5.64m)

Office

19' 4" x 10' 4" (5.89m x 3.16m)

Bedroom 3

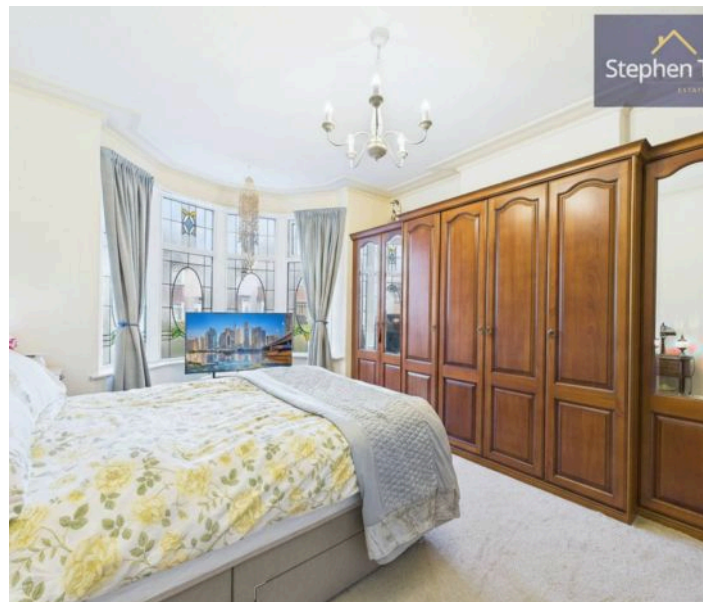
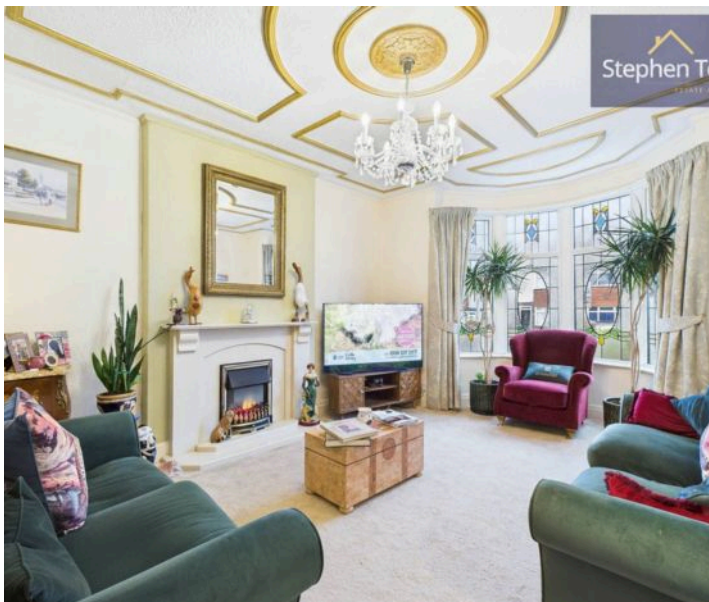
14' 1" x 13' 0" (4.30m x 3.95m)

En-suite

5' 1" x 7' 7" (1.54m x 2.30m)

Utility/Garage

31' 1" x 7' 3" (9.48m x 2.21m)





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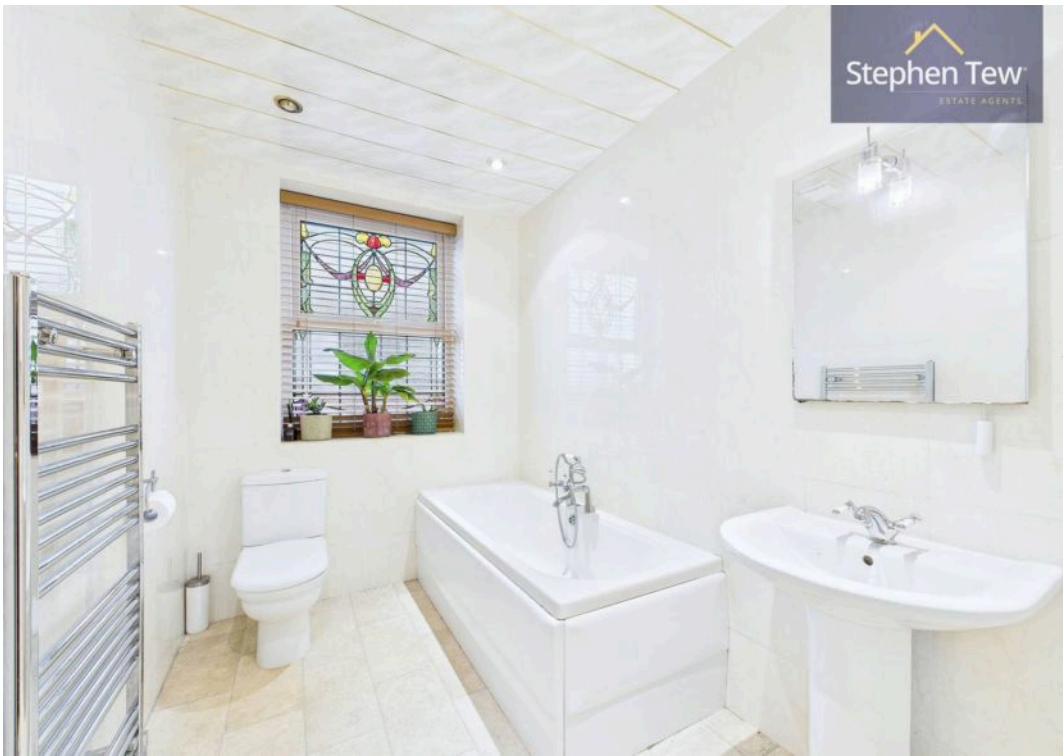
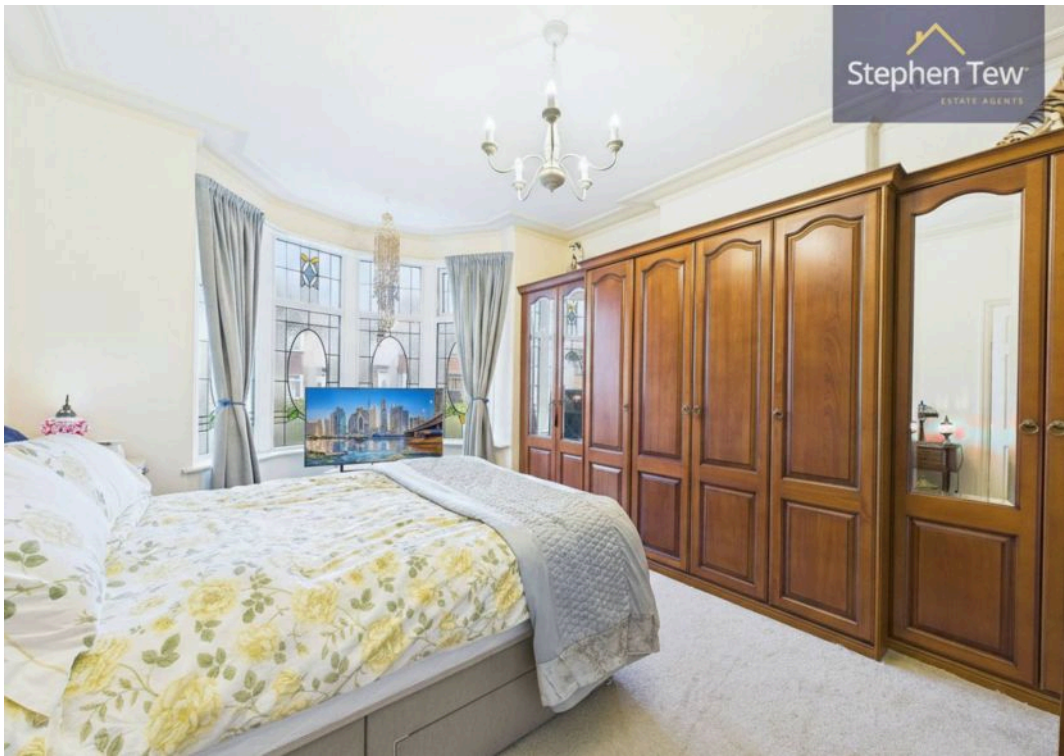
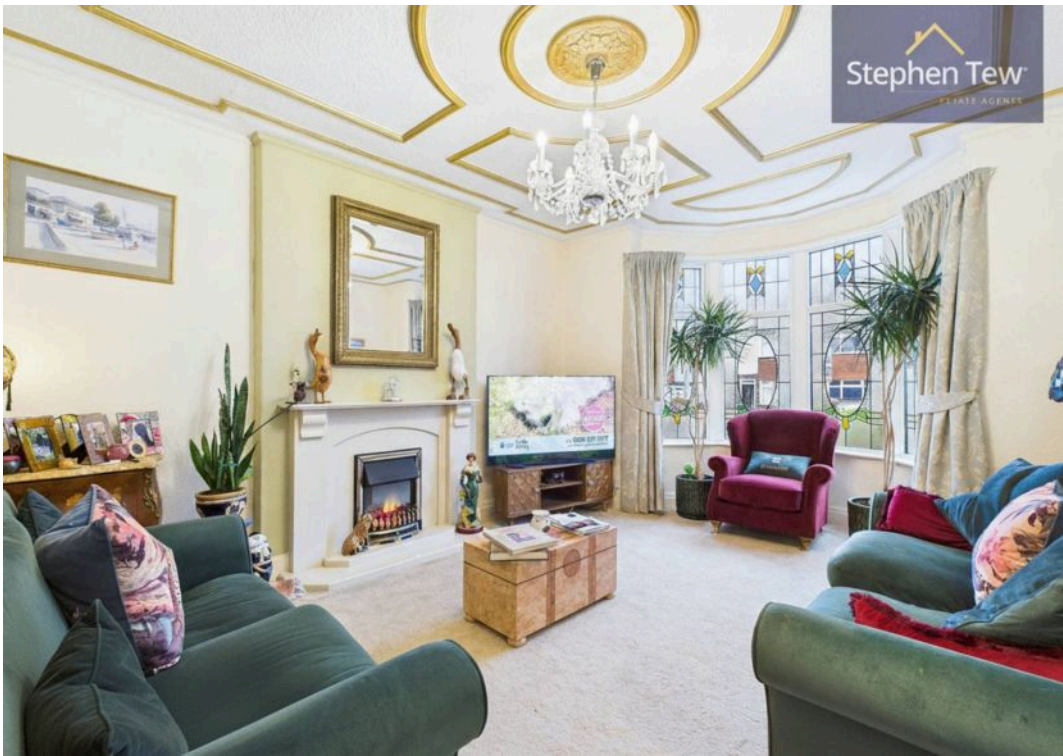
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GARDEN

DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage





Floor 1 Building 1



Floor 1 Building 2



Floor 2 Building 1



Approximate total area¹⁾

1724 ft²

160.3 m²

Reduced headroom

158 ft²

14.7 m²

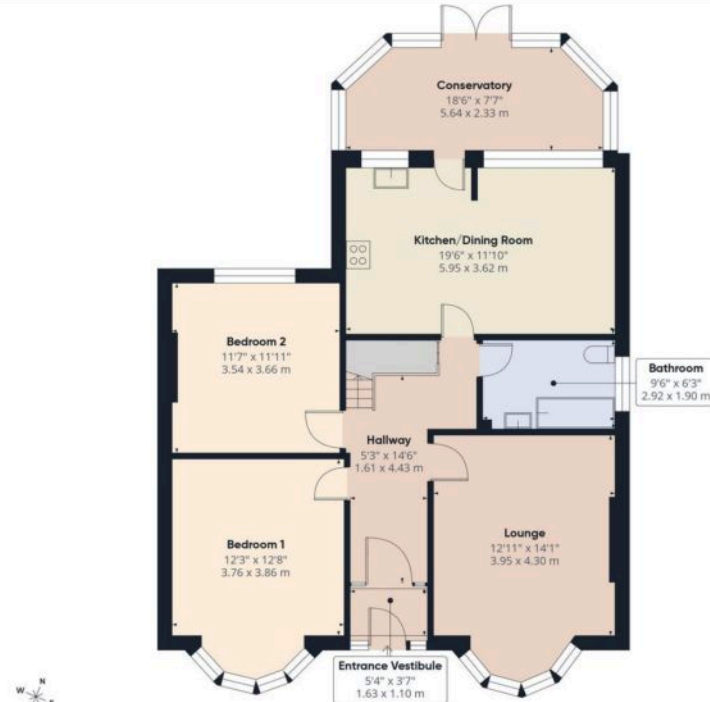
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DISAFL 360



Floor 1 Building 1



Approximate total area¹⁾

1089 ft²

101.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DISAFL 360



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