



19 Beechfield Avenue, Stanley Park,
Blackpool, FY3 9JE

£260,000

***** EXTENDED CHARACTER HOME nr the AWARD WINNING STANLEY PARK *****

This lovely home is simply oozing CHARACTER features throughout. Many modern improvements but in-keeping with a sizeable and TRADITIONAL semi-detached PERIOD STYLE home.

The property has two large, SEPARATE reception rooms and a FITTED kitchen and small UTILITY room. There are now FOUR bedrooms and TWO bathrooms due to the loft conversion with en-suite. The main family, FOUR piece bathroom is VERY spacious and again tastefully styled.

The location is just as appealing, directly off Whitegate Drive with a wealth of LOCAL amenities and then under 200 yards to STANLEY PARK.

- FOUR bedrooms
- SPACIOUS, FOUR piece bathroom
- En-Suite to 4th Bedroom
- UPVC double glazing
- Two LARGE receptions
- FITTED kitchen

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• **GARAGE plus PARKING**

• **Near STANLEY PARK**

• **Near LOCAL shops**

Ground Floor:

Vestibule: UPVC double glazed front door, Wooden effect laminate flooring.

Hallway: Wooden effect laminate flooring, Radiator, Staircase, Beautiful polished wooden inner door.

Lounge: 16'4" x 12'0" (4.98 m x 3.66 m) Stunning polished wooden fire surround with marble hearth and inset and living flame coal effect gas fire, Coved ceiling, UPVC double glazed bay window, Feature vertical radiator.

Second Lounge: 18'2" x 12'11" (5.54 m x 3.94 m) Lovely polished wooden fire surround and period style cast iron inset with living flame coal effect gas fire, Coved ceiling.

Dining Kitchen: 11'4" x 11'1" (3.45 m x 3.38 m) Fitted wall and base cupboard units, Tiled worktops, 1 1/2 bowl stainless steel sink, UPVC double glazed window and rear door, Tiled floor, Radiator, Built in Double oven/Grill, Hob, Extractor hood, Leading to:-

Utility Room: Roll edge work tops, Plumbed for automatic washer, UPVC double glazed window.

First Floor:

Landing: Large feature leaded double glazed window, Staircase to second floor, Decorative coved ceiling.

Bedroom 1: 12'11" x 12'0" (3.94 m x 3.66 m) Wooden effect laminate flooring, UPVC double glazed window, Radiator.

Bedroom 2: 15'0" x 10'5" (4.57 m x 3.17 m) UPVC double glazed window, Decorative coved ceiling, Radiator.

Bedroom 3: 8'10" x 7'1" (2.69 m x 2.16 m) UPVC double glazed window, Radiator.

Bathroom: Beautiful and VERY spacious FOUR piece bathroom comprising; Freestanding 'ball and claw' style oval bath with shower attachment, Separate shower cubicle, Low flush Wc, Pedestal wash hand basin, Two UPVC double glazed windows, Half tiled walls, Heated towel rail/radiator, Built in storage cupboard also housing gas central heating boiler.



Second Floor:

Bedroom 4: 18'1" x 12'7" (5.51 m x 3.84 m) Two double glazed skylight windows, Radiator, Built in wardrobe/storage cupboards.

En Suite: Comprising Shower, Low flush Wc, and Pedestal wash handbasin, Tiled walls and floor, Heated towel rail/radiator, Double glazed skylight window, Access to storage cupboard.



Outside:

Front Garden: Paved patio with excellent privacy due to established hedgerow.

Rear Garden: Small courtyard garden, with flowered beds to border.

Garage: Brick garage plus parking to driveway.

Heating: Two double glazed skylight windows, Radiator, Built in wardrobe/storage cupboards.

Council Tax: Band B / £1771 2024/5

Tenure: We are informed the property is Freehold. Interested parties should seek clarification from their solicitor.

Additional Information: The loft conversion to provide another bedroom with en-suite was completed to local authority building regulation in 2004 and any this can be confirmed under reference number BN/04/04245



Directions: From Stanley Park main entrance head south along West Park Drive. After the sports centre turn second right into Knowsley Avenue. Second left into Vernon Avenue, Beechfield Road being at the end of the road.

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		77
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Beechfield Road

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