



27 Beaufort Avenue, Bispham,  
Blackpool, FY2 9HF

**£195,000**

A traditional style Semi Detached offering well proportioned accommodation throughout, and having the added features of a Conservatory, ground floor WC and a Loft/Hobby room. A great spot just one road back from the promenade, and almost within sight of Red Bank Road with all its amenities.

- Lounge & Dining Room- both over 16'
- Conservatory; Kitchen
- Ground floor WC
- Three Bedrooms
- Shower Room with separate WC
- Loft/hobby room
- Westerly facing rear Garden
- Garage & Parking



**McDonald**  
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**Vestibule:** Tiled floor, UPVC double glazed doors.

**Hall:** Coved ceiling, Picture rail, Tiled floor, Radiator.

**WC:** Low flush WC, UPVC double glazed window.

**Lounge:** 16'3" x 12'0" (4.95 m x 3.66 m) Feature fireplace with a composite marble hearth, Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

**Second Lounge:** 16'2" x 11'8" (4.93 m x 3.56 m) Fireplace, Coved ceiling, Picture rail, TV point, Radiator, UPVC double glazed patio doors to :-

**Conservatory:** 9'10" x 9'5" (3.00 m x 2.87 m) UPVC double glazed windows, patio doors and roof.

**Kitchen:** 10'5" x 10'1" (3.17 m x 3.07 m) Wall and base cupboard units with complementary roll edge worktops, Built in hob, Single drainer stainless steel sink with mixer tap, Plumbed for washing machine, Tiled floor, UPVC double glazed window and bay window.

**First Floor: Landing:** Picture rail, Staircase to loft room, UPVC double glazed window.

**Bedroom 1:** 16'3" x 12'0" (4.95 m x 3.66 m) Picture rail, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 12'9" x 12'0" (3.89 m x 3.66 m) Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

**Bedroom 3:** 8'4" x 7'5" (2.54 m x 2.26 m) UPVC double glazed window, Radiator.

**Shower Room:** Comprising; Walk in shower, Pedestal wash basin, Built in cupboard housing gas central heating boiler, Tiled floor and walls, UPVC double glazed window, Radiator.

**Separate WC:** Low flush WC, Tiled floor and walls, UPVC double glazed window, Radiator.

**Loft/Hobby Room:** 9'5" x 9'8" (2.87 m x 2.95 m) Double glazed Velux window, Radiator.

**Outside: Front:** Block paved.

**Rear:** Westerly facing, Mainly laid to paving and gravel, Brick built shed with seating area.

**Parking:** Garage with electric and lights and private drive.

**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 £2024.00 (2024/25)

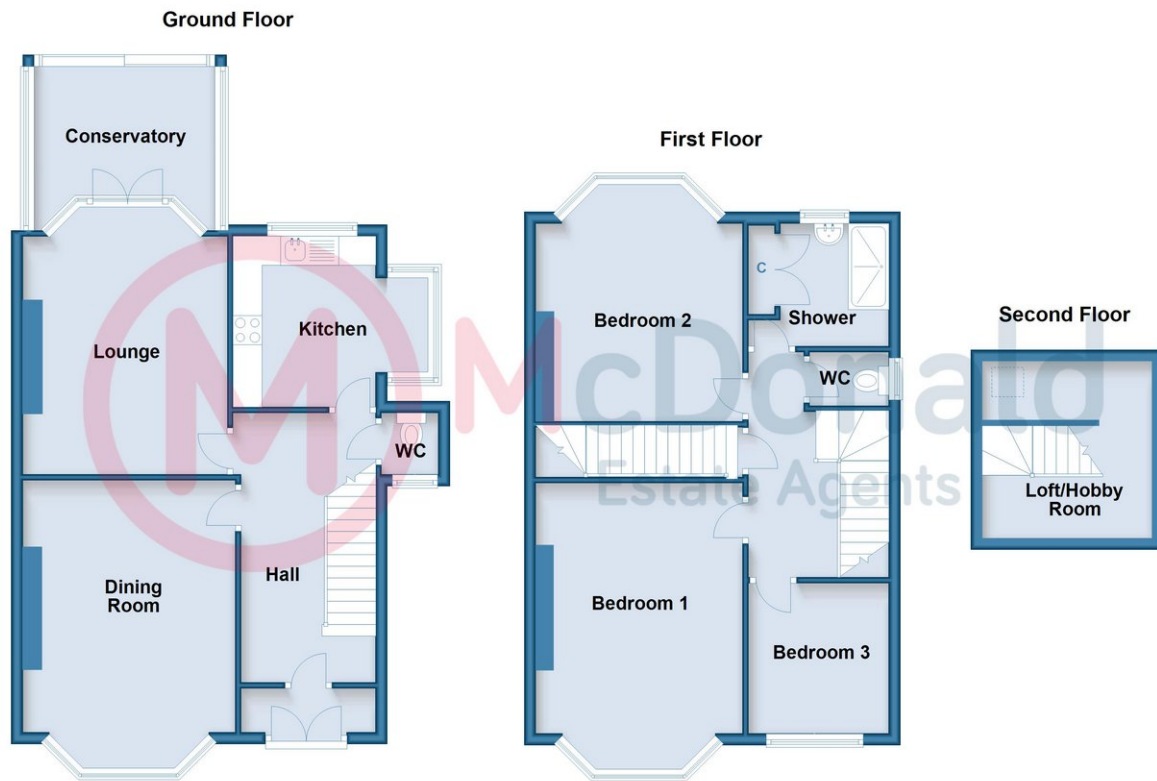


**Directions:** From our office on Red Bank Road, proceed towards the promenade and Beaufort Avenue is first on the right hand side.

**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)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



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**Beaufort Avenue**

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