



75 Beaufort Avenue, Bispham,  
Blackpool, FY2 9AG

**£149,950**

A lovely Family Home offering deceptively spacious levels of accommodation. To the ground floor, a Lounge almost 15' in length plus a modern open plan Dining Kitchen which overlooks the Westerly facing rear Garden. To the first floor are the three Bedrooms and a modern Bathroom, PLUS there is the added bonus of a Loft/Hobby room. Great order throughout, and a fantastic location just one road back from the Promenade.

- Lounge
- Modern Dining Kitchen
- Three Bedrooms
- Modern four piece Bathroom
- Loft/hobby room
- Westerly facing rear Garden over 50'
- NO ONWARD CHAIN



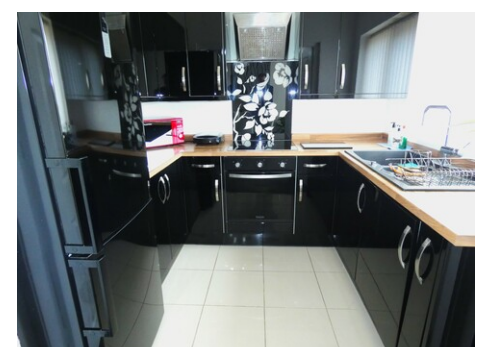
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**Hall:** Meter cupboard, Coved ceiling, Understairs storage, UPVC double glazed door, Radiator.

**Lounge:** 14'10" x 12'0" (4.52 m x 3.66 m) Fireplace with inset living flame gas fire, TV point, Coved ceiling, UPVC double glazed bay window.

**Dining Kitchen:** 18'3" x 14'2" (5.56 m x 4.32 m) Superb modern fitted wall and base cupboard units, Integrated oven and hob with extractor over, One and a half bowl sink with mixer tap, UPVC double glazed window.



#### **First Floor:**

**Landing:** staircase to Loft/Hobby room

**Bedroom 1:** 14'6" x 11'2" (4.42 m x 3.40 m) Picture rail, TV point, UPVC double glazed bay window, Radiator.



**Bedroom 2:** 14'3" x 10'6" (4.34 m x 3.20 m) Picture rail, TV point, UPVC double glazed bay window, Radiator.

**Bedroom 3:** 7'0" x 6'9" (2.13 m x 2.06 m) Picture rail, UPVC double glazed window, Radiator.



**Bathroom:** Modern three piece bathroom comprising; 'L' shaped bath, Pedestal wash basin, Low flush WC, UPVC double glazed window, Radiator.

**Loft/Hobby Room:** 16'9" x 11'9" (5.11 m x 3.58 m) Eaves storage, Wood effect laminate flooring, Double glazed Velux window, Radiator.

#### **Outside:**

**Front:** Mainly laid to pebbles.

**Rear:** Westerly facing, Over 50' in length, Laid to gravel with a concrete patio and raised beds.

**Parking:** Possible off street parking to the front.

**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 - £1771.00 (2024/25)



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**Directions:** From our office on Red Bank Road, proceed towards the promenade and take the second right into Beaufort Avenue.

**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>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(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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