



13 Beaufort Avenue, Bispham
Blackpool, FY2 9HQ

£189,950

If you are looking for family sized, spacious accommodation by the sea with fantastic parking facilities then look no further!!

This substantial, semi-detached home boasts generous room sizes, with kitchen over 20ft, ground floor W/C, family bathroom, three well proportioned bedrooms PLUS loft room with en-suite W/C!! The rear of the property offers a conservatory overlooking the west facing garden, plus additional parking space and garage!!

Ticking all the boxes, this property has so much to offer for just £189,950!! As well as being sold **NO CHAIN DELAY!!**

- 140 yards from Queens Promenade
- Family sized accommodation
- Two reception rooms
- Conservatory • Ground floor W/C
- Three bedrooms PLUS loft room
- West facing rear garden
- Parking to front and rear • Garage
- NO CHAIN DELAY

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Entrance: Double glazed front door and windows, door bell camera.

Porch: Part tiled walls, Wooden panelled door, Wooden floor.

Hall: Meter cupboard, Part panelled walls, Laminate flooring, Radiator.

Lounge: 15'8" x 11'8" (4.78 m x 3.56 m) Gas fire, Tiled hearth, Wooden surround, Coved ceiling, UPVC double glazed bay window, Radiator, TV point.



Dining Room: 16'8" x 11'10" (5.08 m x 3.61 m) Gas fire, Tiled hearth, Wooden surround, Coved ceiling, UPVC double glazed patio doors, Radiator, TV point, RJ45 IP connection.



Sun Room: 11'8" x 10'2" (3.56 m x 3.10 m) UPVC double glazed patio doors to rear, Wood panelled door to side, UPVC double glazed window, Radiator, TV point (from dining room), RJ45 connection.

Kitchen: 20'11" x 8'2" (6.38 m x 2.49 m) Fitted wall and base cupboard units with complementary worktops, Range cooker with overhead extractor fan, Freestanding American fridge freezer, Composite sink and drainer, Plumbing for dishwasher, Plumbing for washing machine, Part tiled walls, UPVC double glazed window to rear, UPVC double glazed window and door to side, RJ45 IP connection.



Ground Floor WC: Low flush WC, Wall mounted wash basin, UPVC double glazed window.

First Floor:

Landing: Access to loft room, UPVC double glazed window.

Bedroom 1: 13'5" x 11'11" (4.09 m x 3.63 m) Built in wardrobes, UPVC double glazed window, Radiator.



Bedroom 2: 13'3" x 12'3" (4.04 m x 3.73 m) Built in wardrobes, UPVC double glazed window, Radiator, TV point, RJ45 connection.

Bedroom 3: 9'2" x 8'0" (2.79 m x 2.44 m) Built in wardrobes and overhead cupboards, UPVC double glazed window, Radiator.

Bathroom: Corner panelled bath with overhead shower, Wash basin, Low flush WC, Bidet, Fitted storage unit, Two UPVC double glazed windows, Towel heater radiator.



Loft Room: 19'0" x 6'1" (5.79 m x 1.85 m) Windows, Radiator.

WC: Low flush WC, Wash basin, Window, Eaves storage.

Outside:

Front: Paved driveway with plants and shrubs to side.

Rear: Paved patio area with laid lawn to rear.

Parking: Off street parking to the front, Ample parking to the rear.

Garage: Up and over door, concrete sectional built.

Heating: Low flush WC, Wash basin, Window, Eaves storage.

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)



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Directions: From our office on Red Bank Road, proceed towards the seafront and turn first 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)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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Beaufort Avenue

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