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**90 Beaufort Avenue,
Bispham, FY2 9AG**

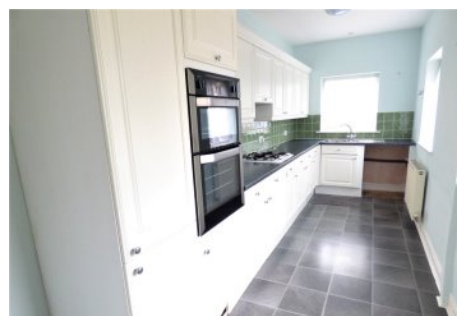
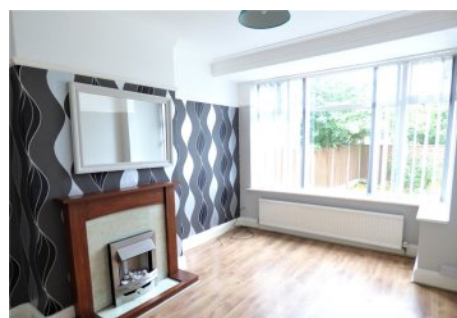
To book your viewing telephone
McDonald Estate Agents.

Day/Date:

Time:

£139,950

An immaculately presented Semi Detached family home offering well proportioned accommodation, including a large Breakfast Kitchen which measures over 19' in length. An ever sought after location, and sold with NO ONWARD CHAIN.



- Lounge; Dining Room
- Modern breakfast kitchen - over 19' in length
- Three Bedrooms
- Spacious bathroom plus Ground floor WC
- Gas central heating & UPVC double glazing
- Gardens & Garage

Hall: Meter cupboards, Coved ceiling, Understairs storage, Stairs to the first floor, UPVC double glazed front door, Radiator

WC: Two piece comprising; Low flush WC, Wash basin, UPVC double glazed window.

Lounge: 13'6" x 11'4" (4.11m x 3.45m)

Gas fire with feature surround, TV point, Coved ceiling, UPVC double glazed bay window, Radiator.

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Dining Room: 14'2" x 10'5" (4.32m x 3.18m)

Electric fire with feature surround, TV point, Wood effect laminate flooring, Coved ceiling, UPVC double glazed bay window, Radiator.

Breakfast Kitchen : 19'2" x 6'7" (5.84m x 2m)

Range of wall and base units with complementary roll edge worktops, Four ring gas hob with extractor over, Integrated double oven, One and a half bowl stainless steel sink, Tiled splashback, Plumbed for washing machine, Gas 'combi' central heating boiler, Three UPVC double glazed windows, UPVC double glazed door to the rear garden, Radiator.

First Floor

Landing: UPVC double glazed window.

Bedroom 1: 14'2" x 11'5" (4.32m x 3.48m)

TV point, Wood effect laminate flooring, Coved ceiling, UPVC double glazed bay window, Radiator.

Bedroom 2: 14'11" x 10'5" (4.55m x 3.18m)

TV point, Loft access, UPVC double glazed window, Radiator.

Bedroom 3: 6'11" x 5'8" (2.1m x 1.73m)

Coved ceiling, UPVC double glazed window, Radiator.

Bathroom: Two piece suite comprising; Panelled bath with shower over, Pedestal wash basin, Extractor fan, Tiled walls, UPVC double glazed window, Radiator.

Separate WC : Low flush WC, Tiled walls, UPVC double glazed window.

Outside

Front: Mainly laid to lawn.

Side and Rear: Paved patio areas, Lawned area, Soil flower borders containing trees, plants and shrubs.

Parking: Concrete sectional garage with an up and over door accessed via a private driveway.

Other: Boarded loft with power and light laid on.

Heating: Gas central heating (boiler last tested 20/06/2019).

Directions: From our Bispham office on Red Bank Road, proceed towards the promenade and Beaufort Avenue is the last road on the right.

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+) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Are YOU thinking of selling?
Call McDonald Estate Agents NOW, for your
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