



McDonald
Estate Agents

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21 Beaufort Avenue,
Bispham, FY2 9HF

To book your viewing telephone
McDonald Estate Agents.

Day/Date:

Time:

£139,950

Situated in an ever popular residential location, This traditional style Semi Detached family home has been extended to the side elevation, and now affords **FOUR BEDROOMS**. Although a little dated in places the property has been well maintained and offers huge potential to further modernise. **NO ONWARD CHAIN.**



- Lounge; Dining Room; Kitchen
- Four bedrooms; Bathroom
- UPVC Double glazing; Gas central heating
- Westerly facing rear garden
- Large brick built outbuilding
- Private driveway and carport
- Convenient location for Red Bank Rd & Queens Promenade

Porch: UPVC double glazed windows and door, Door and stained glass leaded windows to:-

Hall: Meter cupboard, Stairs to the first floor, Picture rail, Radiator.

Lounge: 16'1" x 11'9" (4.9m x 3.58m)

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TV point, Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Room: 16' x 11'5" (4.88m x 3.48m)

Gas fire, Picture rail, Coved ceiling, UPVC double glazed window, Radiator.

Kitchen: 9'10" x 7'7" (3m x 2.3m)

Range of wall and base units with complementary roll edge worktops, Single drainer stainless steel sink, Gas cooker point, Tiled splashback, Understairs pantry area, Wood effect laminate flooring, UPVC double glazed window, UPVC double glazed door to the rear garden.



First Floor

Landing: Split level, Loft access.

Bedroom 1: 16'6" x 11'9" (5.03m x 3.58m)

Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 13'6" x 11'5" (4.11m x 3.48m)

Wash basin, UPVC double glazed window, Radiator.

Bedroom 3: 8'5" x 7'4" (2.57m x 2.24m)

UPVC double glazed window.

Bedroom 4: 20'11" x 8'5" (6.38m x 2.57m)

Two UPVC double glazed windows, Radiator.

Bathroom: Two piece comprising; Panelled bath with shower over, Pedestal wash basin, Airing cupboard housing gas central heating boiler, Tiled walls, Wood effect laminate flooring, UPVC double glazed window, Radiator.

Separate WC: Low flush WC.

Outside

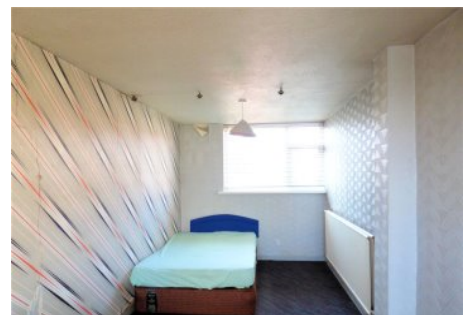
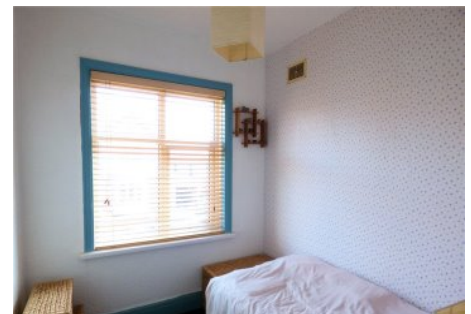
Front: Mainly laid to concrete for ease of maintenance, Mature trees and shrubs.

Rear: Westerly facing aspect, Mainly laid to lawn with mature trees and shrubs, Brick built outbuilding with power and heat laid on.

Parking: Private driveway with car port.

Heating: Gas central heating (NOT TESTED).

Directions: From Our Bispham Office travel towards the promenade taking your first right into Beaufort Avenue.



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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.



Are YOU thinking of selling?
Call McDonald Estate Agents NOW, for your
FREE market appraisal.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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