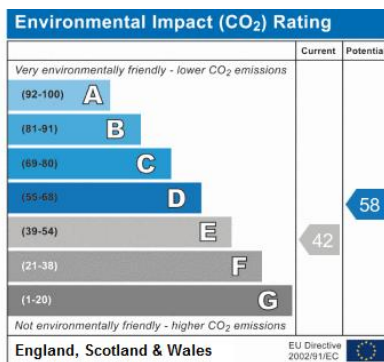
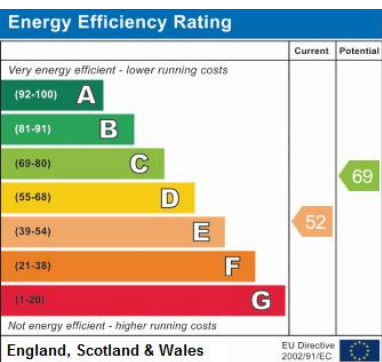




12 Beech Avenue, Blackpool, FY3 9BD

Price: £250,000



- Spacious Detached Family Home
- Five Double Bedrooms
- Within Walking Distance To Stanley Park
- Three Reception Rooms
- Off Road Parking With Tandem Garage
- Viewing Comes Highly Recommended

12 Beech Avenue, Blackpool

GROUND FLOOR

VESTIBULE

4' 08" x 5' 02"

(1.42m x 1.57m) Upvc double glazed entrance door to front elevation, tiled floor.

HALLWAY

Feature hallway with solid wood staircase, meter cupboard, radiator.

LOUNGE

12' 10" x 16' 06"

into bay" (3.91m x 5.03m) Upvc double glazed walk-in bay window to front elevation, coving to the ceiling with matching ceiling rose, gas fire set in a marble effect inset and hearth with an ornate wooden fireplacesurround, wall mounted radiator.

LIVING ROOM

11' 06" x 13' 06"

(3.51m x 4.11m) Upvc double glazed window unit to rear elevation, living flame effect gas stove set in a brick fireplace surround and hearth, coving to the ceiling with matching ceiling rose, radiator.

DINING ROOM

14' 01" x 10' 02"

(4.29m x 3.1m) Spacious third reception room currently used as a dining room, beautiful wooden flooring, two Upvc double glazed windows to side elevations, radiator, door to hallway.

GROUND FLOOR WC

7' 07" x 3' 02"

(2.31m x 0.97m) Fitted with a two piece bathroom suite comprising of a low level WC and pedestal wash hand basin, part tiled walls, Upvc opaque double glazed window to side.

UTILITY ROOM

7' 02" x 8' 04"

(2.18m x 2.54m) Fitted with a matching range of base and eye level storage cupboards with stainless steel sink unit with single drainer. Plumbed for automatic washing machine and dryer, Upvc double glazed window unit and stable style door to rear garden area.

KITCHEN

13' 00" x 10' 07"

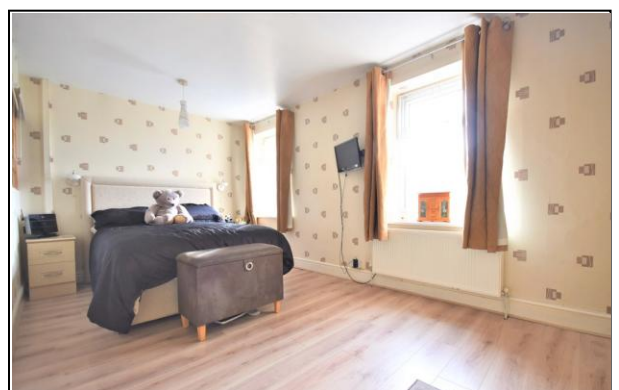
(3.96m x 3.23m) Spacious modern fitted kitchen with under floor heating, containing a matching range of base and eye level units, cornice trims, drawers and round edged worktops. Stainless steel sink unit with swan neck mixer tap and single drainer, integrated five ring gas hob with chimney style extractor hood over with integrated oven and separate grill. Integrated dishwasher and space for a double fridge freezer unit. The kitchen also benefits from having an Island unit providing a worktop space plus seating breakfast area. Upvc double glazed window unit to side and Upvc double glazed stable style door unit to rear garden area.

FIRST FLOOR

MASTER BEDROOM

17' 04" x 12' 06"

(5.28m x 3.81m) Fitted with a full range of wardrobes with dressing table area and vanity mirror unit, two upvc double glazed window



12 Beech Avenue, Blackpool

units to front elevation, wood flooring, radiator.

BEDROOM 2

11' 08" x 13' 06"

(3.56m x 4.11m) Upvc double glazed window unit to rear elevation, tv wall bracket point, radiator, door to :

EN SUITE

6' 09" x 6' 03"

(2.06m x 1.91m) Steps down to a modern three piece bathroom suite comprising deep panelled bath with shower unit over, pedestal wash hand basin unit with vanity mirror and storage shelving underneath and low level WC. Tiling to walls, ceiling spotlights.

BATHROOM

10' 02" x 6' 11"

(3.1m x 2.11m) Luxury four piece bathroom suite comprising deep panelled bath with shower attachment, spacious shower unit, low level WC and pedestal wash hand basin with vanity mirror unit. Tiling to all walls, heated towel radiator, ceiling spotlights. Wall mounted concealed Combi boiler system serving both hot water and heating systems, Upvc double glazed window unit to side elevation.

SECOND FLOOR

BEDROOM 3

14' 11" x 11' 00"

(4.55m x 3.35m) Upvc double glazed window unit to rear elevation, built-in wardrobe units with hanging rails, shelving and additional storage space, computer desk workstation area.

BEDROOM 4

11' 01" x 9' 03"

(3.38m x 2.82m) Velux window to rear elevation, built in storage units.

BEDROOM 5

17' 05" x 7' 09"

(5.31m x 2.36m) Velux window to front elevation, built-in storage units providing ample storage space, additional storage space, ceiling spots.

EXTERNALLY

GARDEN AREAS

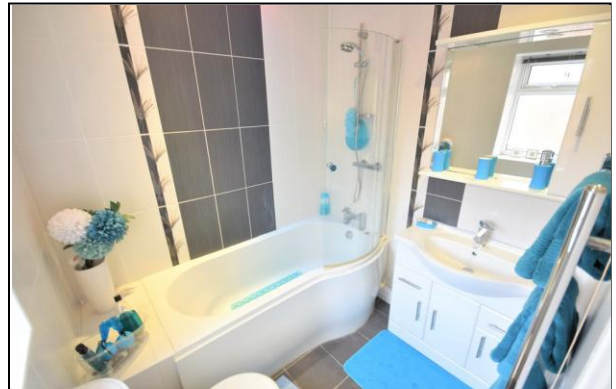
To the front of the property is an enclosed garden with a driveway providing off road parking for multiple vehicles and access to the integrated tandem garage to the side of the house. To the rear of the property is an Enclosed rear garden which is mainly laid to lawn with a raised decked seating area providing a possible outdoor seating/entertainment area.

TANDEM GARAGE

The property benefits from having an integrated tandem garage with up and over door access to the front and rear of the garage. The garage also has power and light connected and there is ample space for additional items like freezer units etc.

TENURE

The property is **Freehold**



12 Beech Avenue, Blackpool



Total area: approx. 189.5 sq. metres (2039.6 sq. feet)
12 Beech Avenue, Blackpool

COUNCIL TAX Band "D"

The average council tax charges for April 2017 - March 2019 are listed below, based on a household of two adults.

Valuation Band Council Tax 2017/18 Council Tax 2018/19 Council Tax 2019/20

A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

18/02/2020