



Beech Avenue, Blackpool

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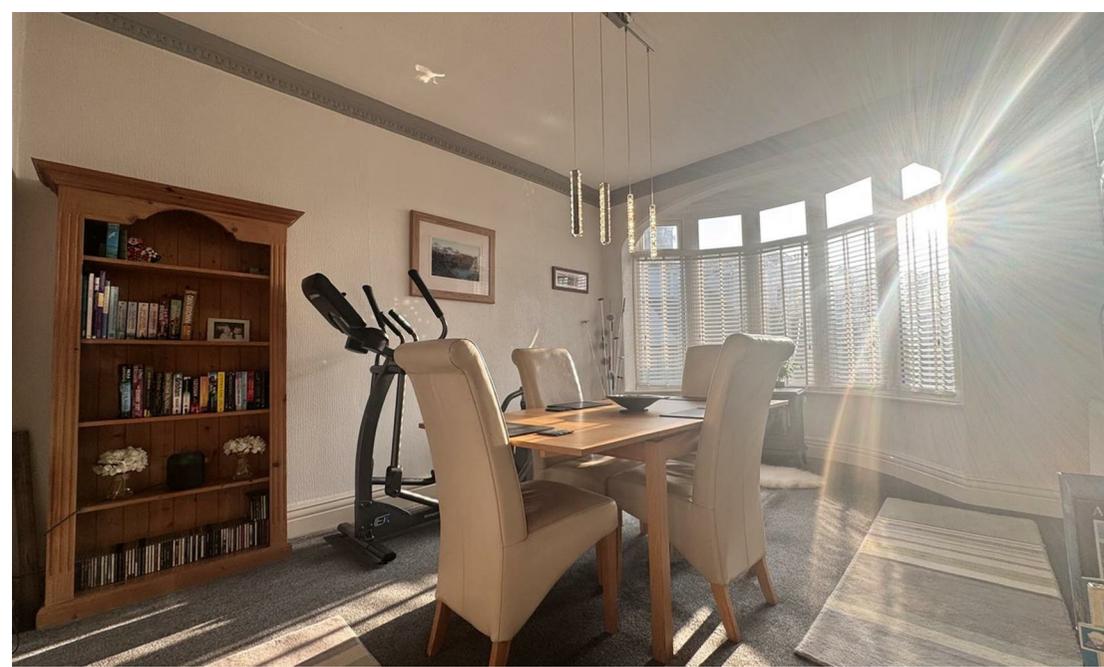


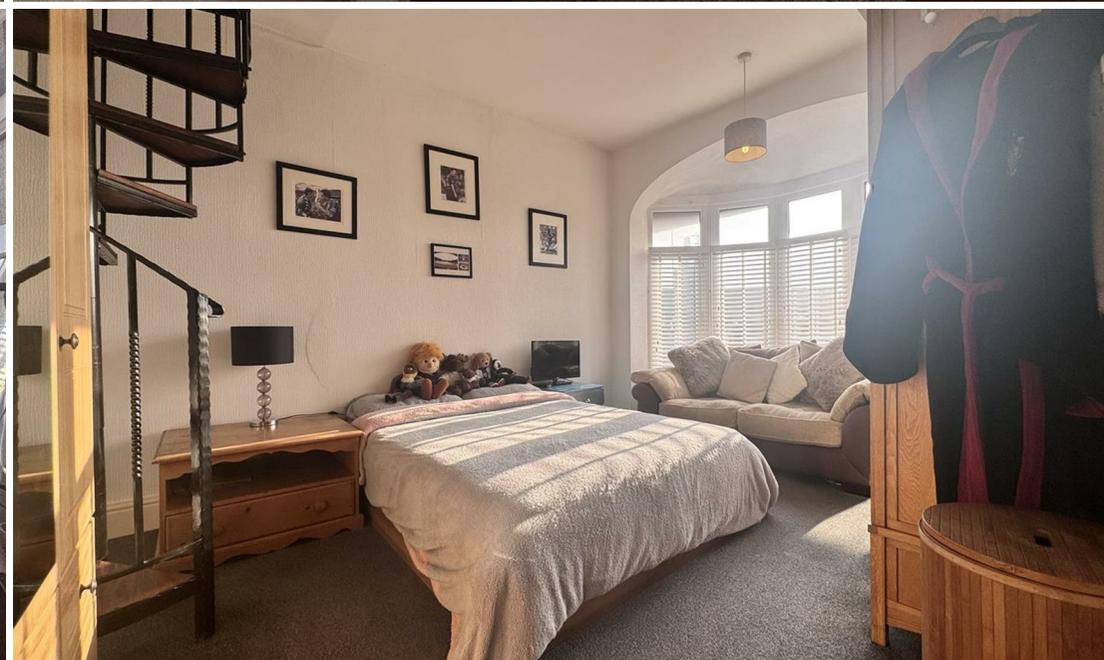
- Three / four bedroom detached property
- Desirable residential location close to Stanley Park
- Spread over three floors
- Generously proportioned throughout
- Four piece bathroom
- Off road parking for two vehicles

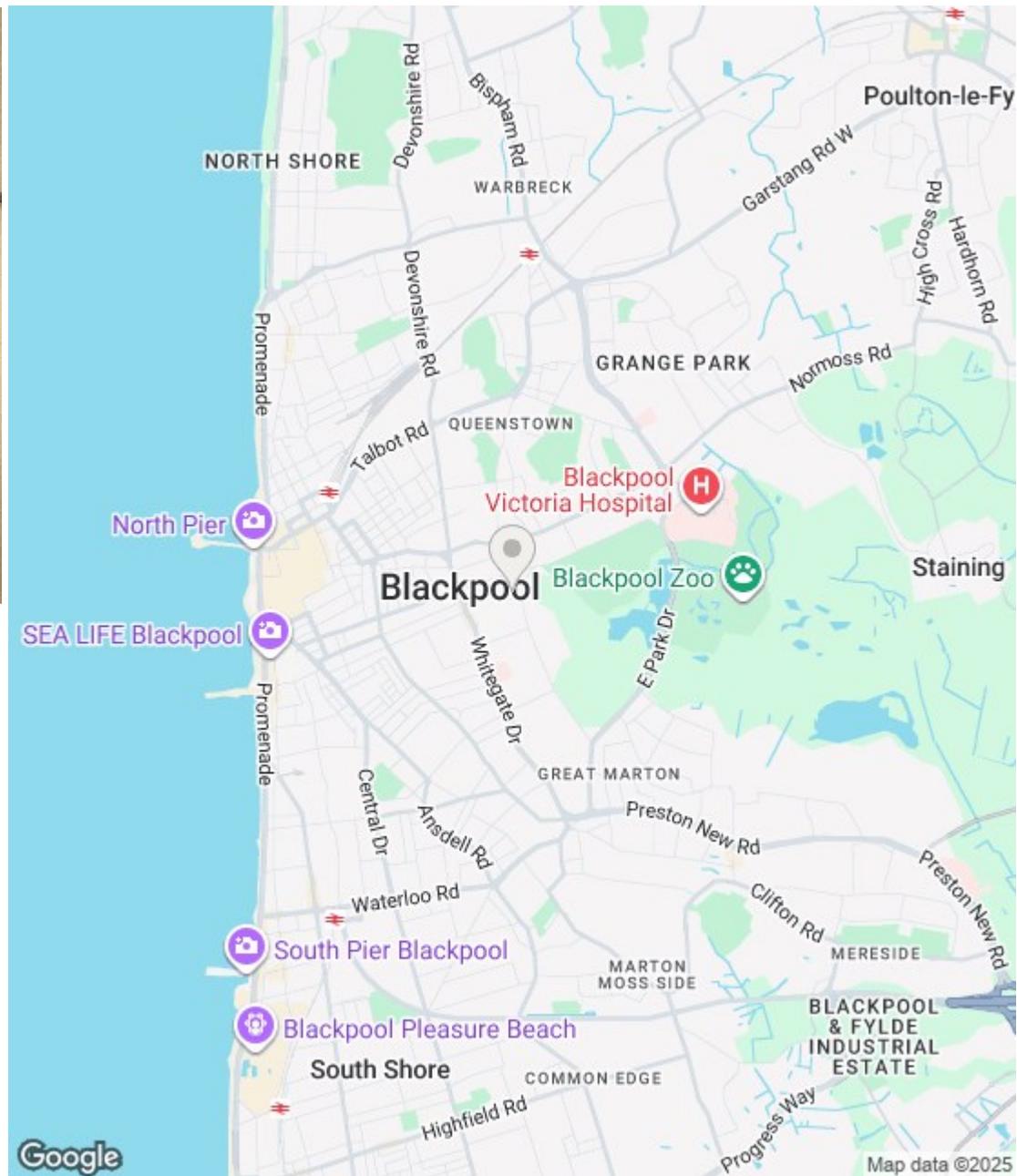
We welcome to the market a beautifully presented three / four bedroom detached property a stones throw from Stanley park. This lovely property has high ceilings & generously proportioned room sizes throughout and would make a fabulous family home. Briefly comprising entrance porch, welcoming hallway, lounge with bay window, spacious second reception, kitchen to the ground floor. On the first floor we have three bedrooms and a four piece bathroom. Onto the second floor there is a fantastic attic conversion which is being used as a bedroom. Externally there is a West facing paved rear garden and off road parking to the front for two vehicles.



Price: £185,000







### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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