



1 Beechfield Cottage, Beechfield Avenue, Blackpool, FY3 9JQ

£205,000

***** A RARE and UNIQUE OPPORTUNITY... WHAT A BEAUTIFUL HOME in an IDYLIC SETTING *****

This **COTTAGE** home is immaculately presented and set amongst beautifully maintained gardens, where many will not even be aware of this idyllic location. We believe the property was built c. 1880-1900, and is the owner of the **EXTENSIVE landscaped gardens** to the front of the cottage.

Briefly comprising; large lounge, small study area, **NEWLY fitted kitchen**, bathroom, two generous **DOUBLE bedrooms** with the master being served by an **EN-SUITE shower and walk in wardrobe**.

Situated just off **Beechfield Avenue** and just **350 yards** from the award winning **STANLEY PARK** and beyond is **Victoria Hospital**.

..... A MUST SEE !

- **LANDSCAPED** extensive gardens
- Two **DOUBLE bedrooms**
- Bathroom **PLUS** Shower room
- **UPVC** double glazing
- Gas central heating
- Parking space

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Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ
01253 398 498



sales@mcdonaldproperty.co.uk
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- Re-roofed in 2022
- IDYLLIC location
- No chain

Vestibule:

Lounge: 17'8" x 12'9" (5.38 m x 3.89 m) Feature living flame coal effect gas fire recessed to chimney breast with tiled hearth, Coved ceiling, UPVC double glazed windows to two elevations, Radiator.

Inner Hall: Staircase, Coved ceiling.

Study Area: Ideal study area, Double radiator.

Kitchen: 11'5" x 6'11" (3.48 m x 2.11 m) Newly fitted wall and base cupboard units, Complementary worktops, Stainless steel sink, Built in oven and hob with extractor hood, Integrated fridge freezer, Part tiled walls, UPVC double glazed window and rear door, Radiator.

Bathroom: Comprising; Panelled bath, Low flush WC, Pedestal wash basin, Tiled walls, UPVC double glazed window, Double radiator.

First Floor:

Master Bedroom: 13'2" x 12'9" (4.01 m x 3.89 m) UPVC double glazed window, Radiator.

En-Suite: Shower cubicle, Pedestal wash basin, Low flush WC, Half tiled walls, Wall mounted heater, Radiator.

Walk In Wardrobe: Also housing combi gas central heating boiler.

Bedroom 2: 13'5" x 12'6" (4.09 m x 3.81 m) Built in wardrobes, UPVC double glazed window, Radiator.

Outside:

Front: Stunning and well established gardens to the front of the 'Beechfield Cottages' belong to No.1. Briefly as Lawn and Stone gravelled areas, a huge variety of plants, shrubs and trees to this beautifully maintained and well stocked garden area.

Side: Mainly stone cobbled with established flowerbeds. Brick outbuildings comprising one store room and one W.C. and a screened bin area. To the front and side of the property is 'right of way' access to No. 1A.

Parking: Paved parking space (located to the near corner of the front gardens)

Heating: Gas central heating (Boiler last serviced 26th March 2024).

Additional Information: The property had a re-roof with comprehensive works totalling £7900 in November 2022. (Copy of invoice available to view).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1518.00 (2024/25)



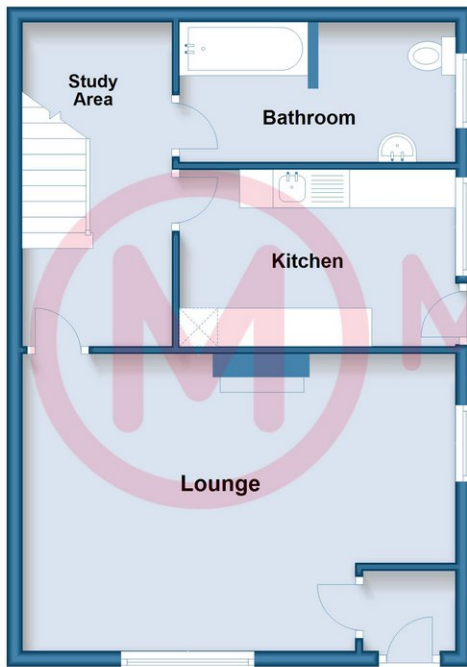
Directions: From the traffic light junction with Newton Drive/Devonshire Road take Whitegate Drive heading south, pass through two further sets of traffic lights and then turn left onto Beechfield Avenue then take the driveway on the right situated between, Nos. 6 and 8 Beechfield Avenue.

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.

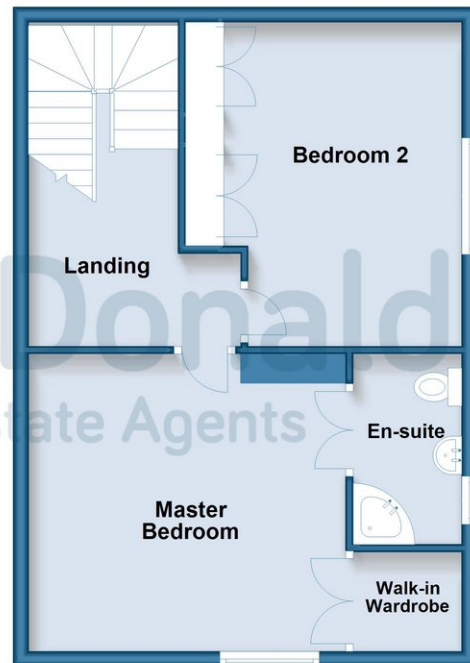
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



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Beechfield Cottages

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