



58 Beaufort Avenue, Bispham,
Blackpool, FY2 9HG

£155,000

Proudly elevated away from the hubbub of daily life, yet still superbly positioned just one road back from the Promenade and only around 300m from Red Bank Road with all its amenities, a Traditional Dormer Bungalow style property with a lovely back garden. The property is well presented throughout, yet still offers a 'blank canvas', just perfect to make your own. **NO ONWARD CHAIN**

- Lounge
- Dining Room
- Dining Kitchen
- Ground floor Bathroom
- Three Bedrooms
- UPVC double glazing; Gas central heating
- Gardens - South Easterly facing to the rear

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1948.



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Vestibule: Tiled floor, Meter cupboard, UPVC double glazed door.

Hall: Coved ceiling, Picture rail, Radiator.

Lounge: 15'0" x 13'0" (4.57 m x 3.96 m) Feature fireplace with inset living flame gas fire, Coved ceiling, Picture rail, TV point, UPVC double glazed bay window, Radiator.

Dining Room: 13'1" x 12'0" (3.99 m x 3.66 m) Fireplace, Coved ceiling, Delft shelf, UPVC double glazed window, Radiator.

Kitchen: 18'2" x 17'2" (5.54 m x 5.23 m) 'L' shape - Wall and base cupboard units with complementary roll edge worktops, Single drainer sink with mixer tap, Electric cooker point, Plumbed for washing machine, UPVC double glazed window and door.

Bedroom 1: 15'0" x 10'8" (4.57 m x 3.25 m) Fitted wardrobes, Coved ceiling, Picture rail, UPVC double glazed bay window, Radiator.

Shower Room: Comprising; Walk in shower, Vanity wash basin, Low flush WC, Tiled walls, UPVC double glazed window, Towel heater radiator.

First Floor:

Landing: Eaves storage.

Bedroom 2: 12'8" x 11'0" (3.86 m x 3.35 m) UPVC double glazed window, Radiator.

Bedroom 3: 10'9" x 8'5" (3.28 m x 2.57 m) UPVC double glazed window, Radiator.

Outside:

Front: Paved pathways and flowerbeds.

Rear: In excess of 50', Mainly lawned with established trees and shrubs.

Heating: Gas central heating (NOT TESTED).

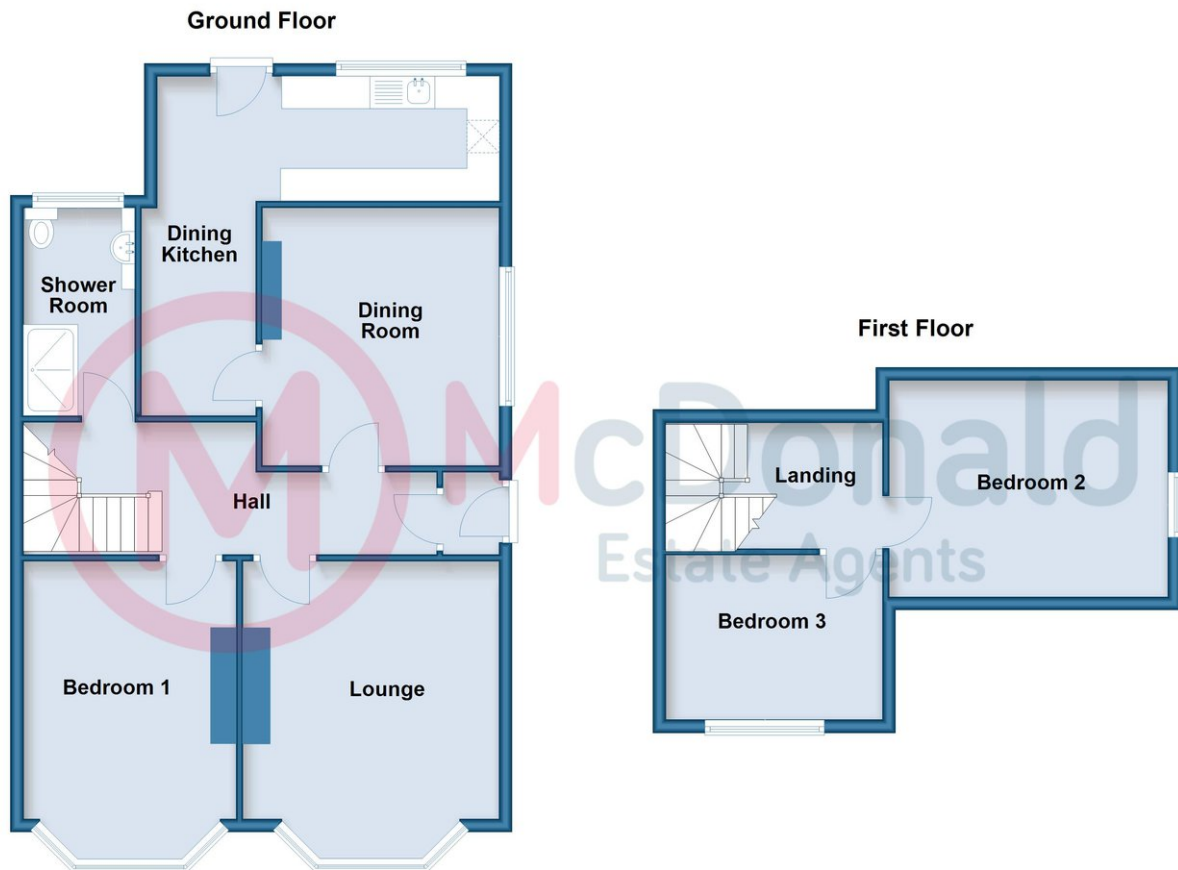
Council Tax: Band - D £2392.21 (2025/26)



Directions: From our 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.



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Plan produced using PlanUp.

Beaufort Avenue

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