



22 Beechfield Avenue, Stanley Park,
Blackpool, FY3 9JJ

£285,000

THIS IS THE ONE!

This impressive “hall-to-hall” quasi–semi-detached home (end of four) truly has it all.

McDonalds are delighted to present this outstanding family property, beautifully refurbished throughout with a stylish contemporary finish while still retaining its charming period features. And there’s more... three double bedrooms, including a huge master suite measuring over 17ft x 12ft, plus a second double bedroom with an excellent walk-in wardrobe. The property also boasts a stunning four-piece family bathroom as well as a luxurious en-suite to the master.

Outside, the south-facing rear garden offers plenty of sunshine and leads directly to the double garage.

The location is equally impressive—set in a prime position just 150 yards from the award-winning Stanley Park.

Early viewing is highly recommended—you won’t be disappointed.

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McDonald

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- **STUNNING family home**
- **THREE DOUBLE bedrooms**
- **TWO bathrooms**
- **UPVC double glazing**
- **Gas central heating**
- **SOUTH rear**
- **DOUBLE garage**
- **Close to STANLEY PARK**
- **No chain**

Vestibule: Decorative tiled floor, Coved ceiling.

Hall: Meter cupboard, Spindled staircase, Radiator.

Lounge: 15'6" x 12'5" (4.72 m x 3.78 m) Impressive coved ceiling, Panel effect walls to dado rail, UPVC double glazed window, Radiator.

Dining Room/Second Lounge: 13'7" x 13'2" (4.14 m x 4.01 m) Coved ceiling, Two UPVC double glazed windows to south and west elevations, Double radiator.

Dining Kitchen: 15'4" x 11'2" (4.67 m x 3.40 m) Stylish, newly fitted wall and base cupboard units with complementary worktops, Concealed entrance to larder cupboard and leading to understairs storage area, Colour co-ordinated one and a half bowl sink. Integrated appliances to include; double oven/grill, five ring ceramic hob and dishwasher. Beautiful tiled splashback, Tiled floor, Two UPVC double glazed patio doors, UPVC double glazed side window, Feature vertical radiator.

First Floor:

Landing: Spindled balustrade to split level landing.

Master Bedroom: 17'2" x 12'11" (5.23 m x 3.94 m) Coved ceiling, Picture rail, Three UPVC double glazed windows, Radiator.

En-Suite: Beautiful three piece shower room comprising; Large shower cubicle, Vanity wash basin, Low flush WC, Tiled shower area, Heated towel rail/radiator.

Bedroom 2: 11'1" x 9'1" (3.38 m x 2.77 m) Coved ceiling, Picture rail, UPVC double glazed window.

Walk-In Wardrobe: Large wardrobe with rail and shelving.

Bedroom 3: 11'3" x 8'0" (3.43 m x 2.44 m) Large built in wardrobe, UPVC double glazed window.

Bathroom: Stunning four piece contemporary bathroom comprising; 'Oval' free standing bath with shower attachment, Separate shower cubicle, Vanity wash basin, Low flush WC, Tiled walls and floor, UPVC double glazed window, Heated towel rail/radiator.



Outside:

Front: Forecourt garden with established flowerbeds.

Side: Stone gravelled side garden area.

Rear: South facing, Paved patio, Lawn, Barked bed. Leading to:-

Parking: Double concrete sectional garage with a roller door.

Heating: Gas central heating (NOT TESTED).

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

Council Tax: Band - B £1860.61 (2025/26)



Directions: Travel south along Whitegate Drive. After the third set of lights take the first left into 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		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Plan produced using PlanUp.

Beechfield Avenue

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