



89 Beaufort Avenue, Bispham,
Blackpool, FY2 9AG

£194,950

A Semi Detached True Bungalow, superbly located just one road back from the Promenade. The property has been lovingly cared for by the current owners, and also boasts a UPVC double glazed Conservatory plus a beautiful Westerly facing rear Garden which is around 75' in length. Immaculately presented throughout and sold with NO ONWARD CHAIN.

- Lounge
- Dining Kitchen
- Two Bedrooms
- Modern Shower room
- Conservatory
- UPVC Double glazing; Gas central heating
- Gardens- Westerly facing around 75'
- Parking

McDonald
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Vestibule: Meter cupboard, UPVC double glazed door.

Hall: Coved ceiling, Radiator.

Lounge: 13'7" x 13'5" (4.14 m x 4.09 m) Feature fireplace with inset living flame gas fire, Coved ceiling, TV point, UPVC double glazed bay window, Radiator.

Dining Kitchen: 12'6" x 10'4" (3.81 m x 3.15 m) Wall and base cupboard units with complementary roll edge worktops, Integrated oven and hob with extractor over, Single drainer stainless steel sink with mixer tap, Plumbed for washing machine, UPVC double glazed windows and door, Radiator.

Conservatory: 12'6" x 6'0" (3.81 m x 1.83 m) UPVC double glazed windows and door, Radiator.

Bedroom 1: 12'0" x 12'0" (3.66 m x 3.66 m) Fitted wardrobes, UPVC double glazed doors to rear garden, Radiator.

Bedroom 2: 11'6" x 11'2" (3.51 m x 3.40 m) UPVC double glazed window, Radiator.

Shower Room: Wet room style comprising; Shower area, Vanity wash basin, Low flush WC, Tiled walls, Recessed lighting, UPVC double glazed windows, Towel heater radiator.



Outside:

Front: With flowerbeds.

Rear: A lovely rear garden measuring approximately 75', Mainly laid to artificial lawn with established trees, shrubs and borders, Timber summer house.

Parking: Garage space to the rear and off street parking to the front of the property.



Heating: Gas central heated (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 - C £2126.41 (2025/26)



Directions: From our office on Red Bank Road, proceed towards the seafront and turn first right into Beaufort 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		76
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



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Plan produced using PlanUp.

Beaufort Avenue

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