



48 Beechfield Avenue, Blackpool,
FY3 9JH

£279,950

This beautiful family home is presented to an exceptional standard throughout, with immaculate interiors and stylish, tasteful décor in every room.

Offering three generous double bedrooms — the smallest measuring well over 11ft x 10ft — the property provides spacious and versatile accommodation ideal for modern family living. A large main lounge, separate dining room, and additional reception area flow beautifully into the contemporary breakfast kitchen, with access leading out to the sunny south-facing rear garden.

Both the breakfast kitchen and the stunning four-piece family bathroom have been modernised to complement the high quality and finish found throughout this superb home.

Perfectly positioned within a quiet cul-de-sac, the property is located just 50ft from the multi award-winning Stanley Park.

An absolute must-see and a rare opportunity to acquire a truly pristine home in a highly sought-after location.

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- **Three DOUBLE bedrooms**
- **Lounge**
- **Dining Room**
- **Second Living Area**
- **Stylish fitted kitchen**
- **FOUR piece bathroom**
- **Covered SUN DECK**
- **SOUTH facing rear**
- **Summer House**
- **UPVC double glazing**



Vestibule: Double glazed composite front door, Understairs storage, Cloaks area, Radiator.

Lounge: 18'0" x 11'11" (5.49 m x 3.63 m) Beautiful fireplace with impressive stone surround, Coved ceiling, UPVC double glazed bay window, Radiator.

Dining Room: 11'11" x 11'11" (3.63 m x 3.63 m) Stunning fireplace with marble surround and hearth, Coved ceiling, Dado rail, UPBV double glazed window.



Second Lounge: 15'10" x 11'11" (4.83 m x 3.63 m) Spindled staircase, Wood effect laminate flooring, Feature circular leaded window, UPVC double glazed patio doors to the rear garden, Radiator. Directly open to:-

Breakfast Kitchen: 10'10" x 10'0" (3.30 m x 3.05 m) Stylish range of fitted wall and base cupboard units, Complementary worktops and breakfast bar, Colour coordinated one and a half bowl sink, Tiled splashback, Integrated appliances to include: washing machine, dishwasher, fridge and freezer. Wood effect laminate flooring, Concealed gas central heating boiler, UPVC double glazed window, Feature vertical radiator.



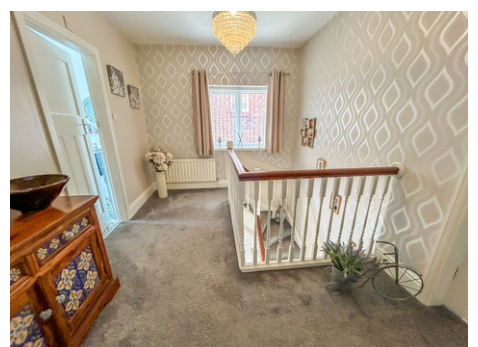
First Floor:

Galleried Landing: () UPVC double glazed window, Radiator.

Bedroom 1: 15'5" x 11'11" (4.70 m x 3.63 m) Built in wardrobes to alcoves, Decorative fire surround and hearth, Coved ceiling, UPVC double glazed window, Radiator.

Bedroom 2: 11'11" x 11'11" (3.63 m x 3.63 m) UPVC double glazed window, Radiator.

Bedroom 3: 11'11" x 10'0" (3.63 m x 3.05 m) UPVC double glazed window, Radiator.



Bathroom: Modern period style four piece bathroom comprising; Panelled bath with shower attachment, Separate shower cubicle, Low flush WC, Pedestal wash basin, Part tiled walls, Two UPVC double glazed windows, Heated towel rail/radiator.

Outside:

Front: Artificial lawn, Flowerbed to border, Stone paved path.

Rear: Idyllic rear gardens with sunnier south facing aspect, Composite decking below covered patio area, Mostly stone paved with artificial lawn, Raised flowerbed, Superb level of privacy.

Summerhouse: Light and power, Two thirds currently utilised as an office space/hobby room and one third as storage.

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 - C £2233.97 (2026/27)

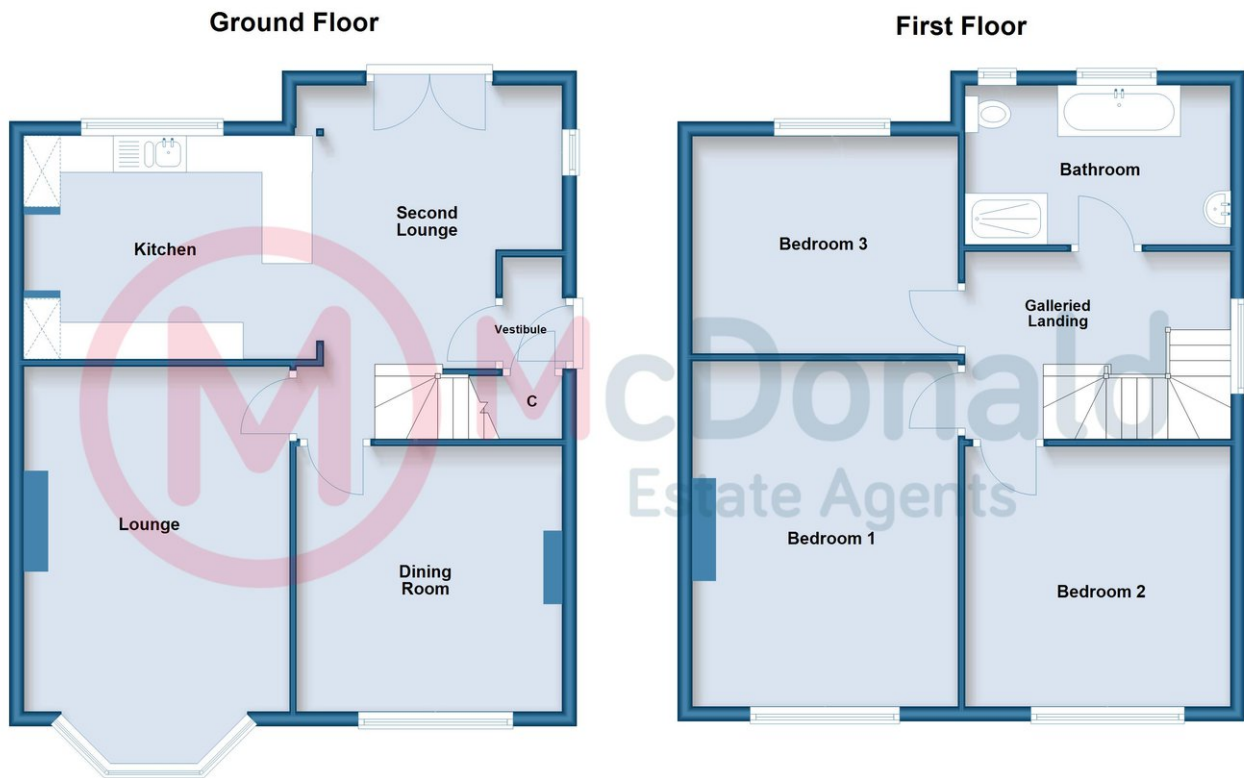


Directions: Travel south along Whitegate Drive. After the third set of lights take the first left into Beechfield Avenue.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			



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Beechfield Avenue

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